

A well maintained, first floor 2-bedroom flat with parking, situated in the market town of Wem.



- 2 bedrooms
- Spacious lounge
- Kitchen / breakfast room
- Family shower room
- Double glazing
- Parking for 2 cars

**Offers around
£125,000**

The Property

69 Eckford Park, Wem is a well maintained, first floor, two-bedroom flat situated on a popular residential development in the market town of Wem.

The property is entered through a side, partially glazed uPVC entrance door, which leads up a set of stairs into the reception hall.

The bright living room is entered from the hallway.



A smart, modern kitchen is situated at the rear of the property with a range of fitted wall and base units with contrasting worktops over, a sink and integral oven, hob and extractor hood.



There are two bedrooms one of which is a comfortable sized double .



The bathroom is fitted with a white-coloured suite consisting of a shower, wash hand basin and WC with tiled walls. The window is fitted with frosted glass.





Outside

The property is approached along a shared driveway which gives access to the rear outside gravelled parking area, with space for two cars. There is a small storage shed situated at the rear of the parking area.

The Local Area

The property is situated on a new development accessed off the Tilstock/Whitchurch Road, which is the main road leading from Wem to Whitchurch. It is within convenient walking distance of Wem town centre and the local shops and amenities. There are excellent doctors, dentists, schools and independent shops within the town, as well as a supermarket and a good selection of pubs and eateries.

The larger towns of Shrewsbury and Whitchurch are only a few miles drive away, and there are rail links directly from Wem Station to Crewe to the north, and Shrewsbury, Birmingham and London to the south.

Council Tax Band

A

Local Authority

Shropshire Council

Services

Mains water, drainage, gas and electricity. Gas fired central heating.

Viewing

Strictly by appointment with Harfitts.

Tenure

We understand the property is leasehold, although purchasers are advised to confirm details with their solicitor.

All measurements are approximate and are for identification purposes only.

VALUATIONS

For a free no obligation valuation of your own property please call us on 01939 232775

MORTGAGE ADVICE

We can put you in contact with expert independent financial advisors, please ask for details.

SURVEYS

Please ask us for details of local surveyors

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

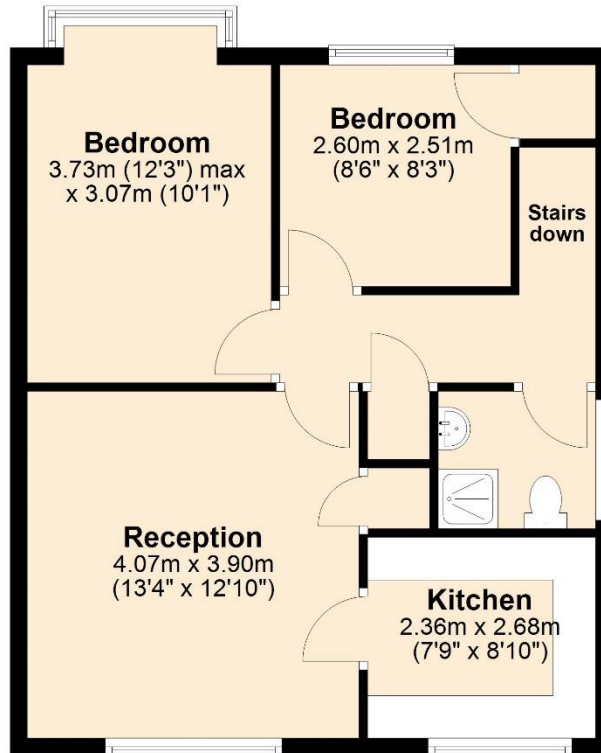
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Ground Floor

Approx. 53.4 sq. metres (574.9 sq. feet)



Total area: approx. 53.4 sq. metres (574.9 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Agent's Notes

Harfitts for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that:

These particulars are produced in good faith, and are set out as a general guide and do not constitute any part of an offer or contract.

No person in the employment of Harfitts has any authority to make or give any representations or warranty whatever in relation to this property.

Harfitts take many precautions to ensure that the sale particulars are drafted accurately and that information is verified by the owners, who have checked these details and declare them true and accurate.

All measurements are approximate and are for identification purposes only.

Electrical and other appliances mentioned in these particulars have not been tested by Harfitts. Therefore prospective purchasers must satisfy themselves as to their working order.

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