



Riverside, Mill Street, Wem, SY4 5ED

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Offers In Region Of £525,000



- Impressive Period Property
- Four Double Bedrooms
- Large Plot with Beautiful Gardens
- Convenient for Town Centre

- Generous Driveway and Detached Double Garage
- Grade II Listed
- With an Abundance of Character Features
- Council Tax Band D



Riverside is a unique semi-detached period property of excellent proportions, occupying a generous plot in the popular market town of Wem and set in a lovely position within easy reach of the town centre and local amenities. This charming Grade II Listed home dates back to the 1700s and retains a wealth of character features including sash windows, cast iron fireplaces, stained glass windows, high ceilings, picture rails and decorative cornices. Extending to just over 2000 square feet, the interior of this beautiful home comprises large Reception Hall with parquet flooring and staircase leading down to a very useful Cellar, spacious Sitting Room with feature bay window and open fire, Dining Room with log burner, well equipped Kitchen opening into a lovely Garden Room, Utility Room and ground Floor Shower Room. Ascending to the first floor, there are Four generously proportioned Double Bedrooms, including the impressive Master Bedroom with built in wardrobes and there is also a good size Family Bathroom.

Set back from the road, the property is approached through a timber five bar gate with a gravel driveway and detached double garage providing ample parking space for multiple vehicles. There is a beautifully maintained large rear garden mainly laid to lawn with attractive borders filled with an abundance of mature shrubs, plants and trees and there is a wonderful paved courtyard area ideal for entertaining.





LOCATION

Located in the North Shropshire market town of Wem which has a railway station, providing excellent rail links to Shrewsbury and Crewe. The town also boasts nursery, primary and secondary schools and a recently extended doctors surgery. Wem offers facilities for daily living as well as leisure and recreational facilities including Town Hall with various activities, swimming pool, bowling clubs and cricket club. The larger centres of Shrewsbury, Telford and Oswestry are between 11 and 25 miles approximately.



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TENURE

We are advised that the property is Freehold with two flying freeholds and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

DIRECTIONS

From the centre of Wem turn into Mill Street at St Peter & St Pauls Church towards Shrewsbury, continue on and take the left hand turn which can be found just before the right hand turn into Barnard Street.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

This property is exempt from having an energy performance certificate as it is Grade II Listed.

LOCAL AUTHORITY

Council Tax Band D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

AGENTS NOTE

We are advised that the owners of Riverside have a right of access over the lane which leads to the property. This will be confirmed by solicitors during the pre-contract enquiries.

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SITTING ROOM

22' 0" x 20' 2" (6.71m x 6.15m) max

DINING ROOM

17' 2" x 15' 1" (5.23m x 4.6m) max

KITCHEN

12' 0" x 11' 6" (3.66m x 3.51m)

GARDEN ROOM

12' 0" x 10' 4" (3.66m x 3.15m)

UTILITY ROOM

9' 0" x 8' 0" (2.74m x 2.44m)

MASTER BEDROOM

22' 6" x 14' 8" (6.86m x 4.47m) excluding wardrobes

BEDROOM TWO

17' 3" x 15' 4" (5.26m x 4.67m) max

BEDROOM THREE

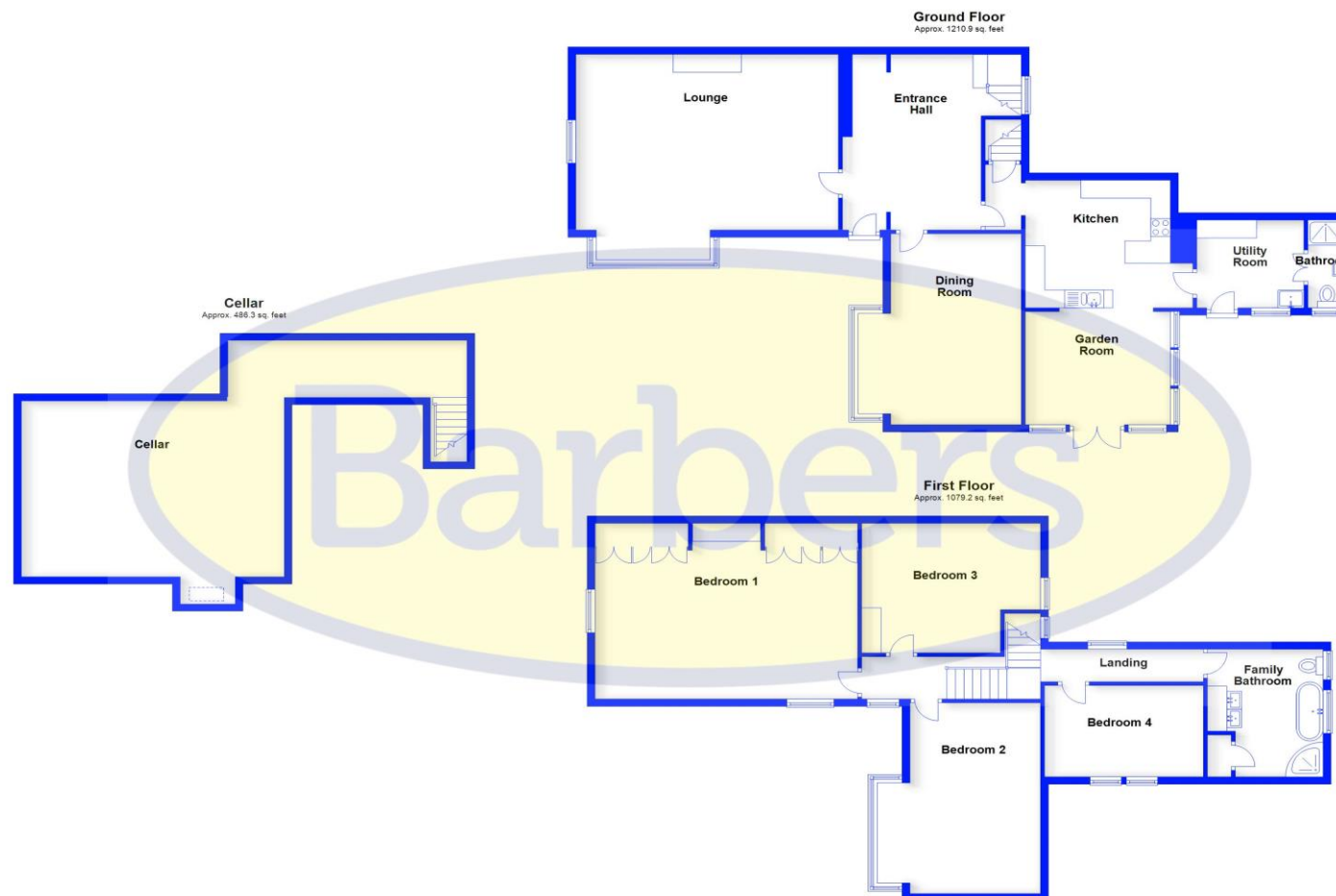
15' 0" x 11' 8" (4.57m x 3.56m)

BEDROOM FOUR

13' 4" x 8' 2" (4.06m x 2.49m)

FAMILY BATHROOM

11' 5" x 8' 3" (3.48m x 2.51m)



Total area: approx. 2776.4 sq. feet

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



WHITCHURCH
34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667272
Email: whitchurch@barbers-online.co.uk
www.barbers-online.co.uk

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