



MONKS

3, Malthouse Cottages Wem

Offers In The Region Of £157,500



www.monks.co.uk

Offered for sale with no upward chain, a deceptively spacious, three bedroom house with off street parking and rear garden occupying a convenient position in this popular market town close to all amenities including shops, schools and railway station. The accommodation briefly comprises reception hall, lounge, dining room, good sized kitchen, principal bedroom with en suite shower room, fitted bathroom, rear garden and parking. The property also benefits from gas central heating and double glazing.

The location

The property occupies an enviable position in the popular North Shropshire Market Town. Wem boasts excellent facilities including Supermarket, Post Office, Town Hall, Churches and Doctors along with a Railway Station with links Crewe and London and to the nearby County Town of Shrewsbury.

The features

- DOUBLE GLAZING AND CENTRAL HEATING
- ENTRANCE HALL
- TWO RECEPTION ROOMS
- SPACIOUS FITTED KITCHEN
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- TWO FURTHER BEDROOMS & BATHROOM
- ENCLOSED GARDEN & PARKING
- VIEWING RECOMMENDED
- NO UPWARD CHAIN





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Get in touch

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.