

FOR SALE

Offers in the region of £180,000

29 Harris Croft, Wem, Shrewsbury, SY4 5DU

This modern and well presented mid terraced house is being sold with NO CHAIN. It comprises entrance hall, modern kitchen and a living room to the rear with double doors to the gardens. There are two double bedrooms and a bathroom. It has recently had new windows in 2024 and it also has gas central heating. The property has parking for two or three cars and a landscaped enclosed rear garden.



Wem Centre 1/4 mile, Whitchurch 8 miles, Shrewsbury 13 miles, Ellesmere 10 miles. All distances are approximate.



- Modern Terraced House
- Ideal First Time Purchase
- No Chain, Hall, Lounge
- Kitchen, Two Bedrooms
- Parking Spaces
- Enclosed Rear Garden

Location Wem

The property is a short distance from the centre of the popular and historic town of Wem which dates back to the Iron Age. There are references to Wem in the Domesday Book and in 1202 it was granted Market Town status by King John. Wem today has an excellent range of local shopping, recreational and educational facilities. In Wem there are a range of great local pubs, cafe's and restaurants.

The larger centres, also, of Whitchurch (8 miles), Ellesmere (9 miles) and Shrewsbury (10 miles) are within easy motoring distance, all of which have a more comprehensive range of amenities of all kinds. There is also a railway station in the town which is on the Manchester to Cardiff line and is about 1/4 of a mile from the house.

Brief Description

Halls are delighted to be instructed to sell 29 Harris Croft by private treaty.

The property is being sold with NO UPWARD CHAIN. The property comprises an entrance hall, modern kitchen with base and wall mounted units, work tops drainer sink unit and plumbing for a washing machine. There is space for a cooker and a fridge. To the rear of the house is a living room with double doors to an enclosed rear garden.

The stairs ascend from the living room to the first floor landing. There are two double bedrooms and a bathroom with panelled bath, low flush W.C and wash hand basin.

Outside & Gardens

To the front of the house are parking spaces and a path to the front door. The rear garden can be accessed from the house or from a path that leads to the house through a gate from the main parking area.

Directions

From the centre of Wem drive out towards the railway station and cross the level crossing and then immediately turn right into Aston Road and then take the turning right into Orchard Way and then right again into Harris Croft.

What 3 Words

///fruits.link.needed



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Schooling - Wem

The property lies within a convenient proximity to a number of well regarded state and private schools including Thomas Adams School which is a coeducational comprehensive secondary school and sixth form. St Peters C of E Primary School, Tilstock C of E School, SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1761 040326

Local Authority - Shropshire

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Council Tax - Shropshire

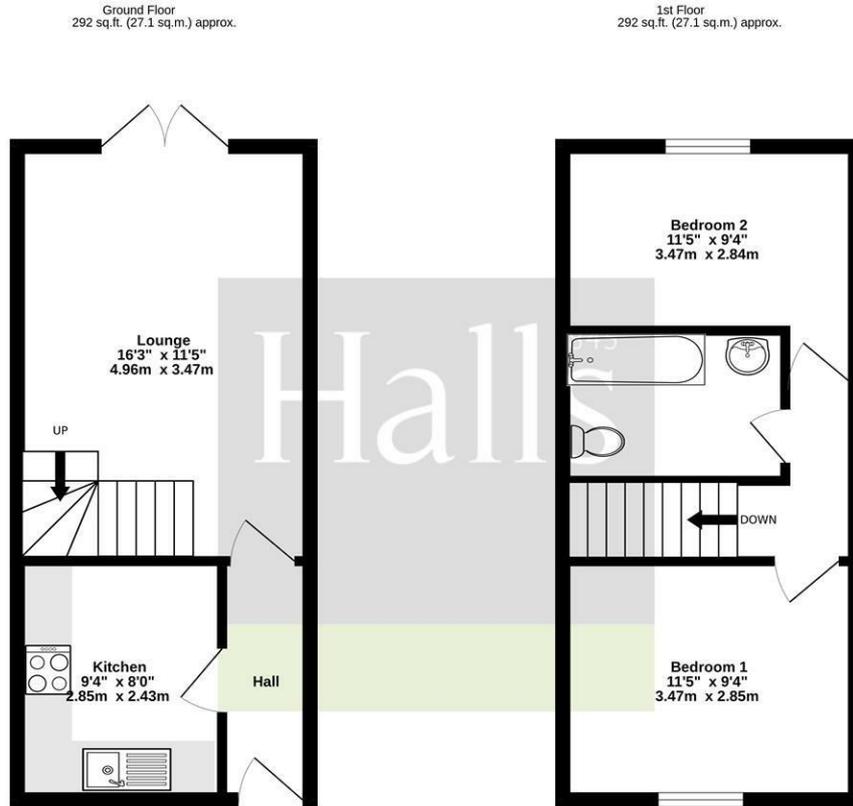
The current Council Tax Band is 'B' on the Shropshire Council Register.

Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

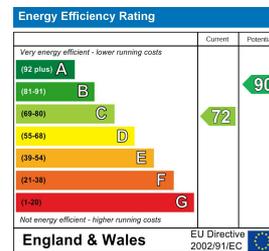


TOTAL FLOOR AREA: 584 sq.ft. (54.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01948 663230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsgb.com



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