

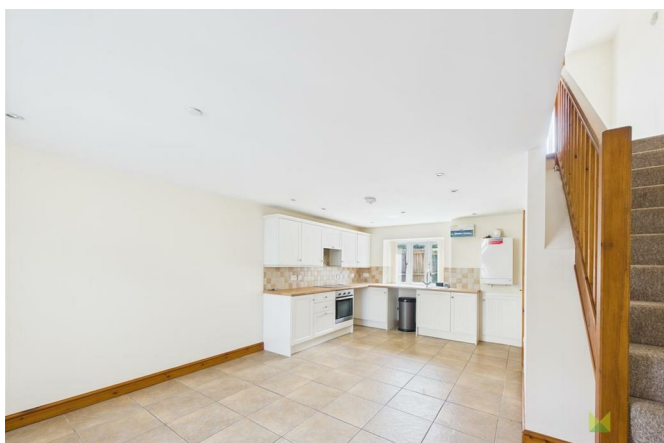
# 3 The Kiln Noble Street Wem Shrewsbury SY4 5GH



3 Bedroom House - Townhouse  
Guide Price £215,000

## The features

- THREE STOREY TOWN HOUSE
- THREE BEDROOMS ONE BATHROOM
- OPEN PLAN KITCHEN/LIVING ROOM
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING
- NEARBY TO AMENITIES AND SCHOOLING
- GENEROUS PROPORTIONS
- VERSATILE ACCOMMODATION
- NO UPWARD CHAIN
- EPC RATING C



## **\*\* SPACIOUS TOWNHOUSE WITH GARDEN AND PARKING \*\***

Offered for sale with no upward chain this generously proportioned house offers versatile accommodation arranged over three floors.

Occupying an enviable position in the heart of this popular market Town, a short distance from an excellent range amenities and the Railway Station which has links to Shrewsbury, Crewe and London.

The accommodation in brief comprises Open Plan Kitchen /Dining Room, Living Room, Rear Porch and Cloak Room, Three Bedrooms and a Bathroom.

The property has gas central heating, allocated parking for one car and an enclosed garden.

Viewing highly recommended.

### **Property details**

#### **LOCATION**

The property occupies an enviable position in the heart of a popular market town, perfect for commuters with the Railway Station being a short distance away with links to the County Town of Shrewsbury, Crewe and London. Wem is totally self sufficient with amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall.

#### **OPEN PLAN KITCHEN/DINING ROOM**

laid to tiled floor with range of traditional cream fronted base units under wood effect work surfaces incorporating single stainless steel drainer sink and four ring burner hob. Further range of matching base units with space under for freestanding appliances and an integrated single oven. Door into the

#### **REAR PORCH**

#### **CLOAKROOM**

With low-level WC and hand wash basin.

Stairs rise to the first floor

#### **LIVING ROOM**

A spacious and light flooded room with Juliet balcony and window to rear.

#### **STUDY/BEDROOM THREE**

Optional single bedroom with window to the front.

First floor landing and stairs rising to the second floor.

#### **PRINCIPAL BEDROOM**

With built-in storage and large window to front with views across to Lowe Hill.

#### **BEDROOM TWO**

Generous sized room with window to the rear and views across to the church steeple.

#### **BATHROOM**

Fitted with a white suite comprising panelled bath with mixer shower over wash hand basin and low level WC. Radiator and window to the rear.

#### **OUTSIDE**

The enclosed rear garden is mainly laid to lawn for ease of maintenance with paved footpath leading to rear pedestrian access.

There is a paved forecourt to the side of The Kiln where number 3 has one allocated parking space.

#### **GENERAL INFORMATION**

#### **TENURE**

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### **SERVICE CHARGE**

TBC

#### **SERVICES**

We are advised that all main services are connected.

#### **COUNCIL TAX BANDING**

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

#### **FINANCIAL SERVICES**

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk/buy/mortgage-calculator/) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### **LEGAL SERVICES**

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### **REMOVALS**

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### **NEED TO CONTACT US**

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



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## Judy Bourne

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## Get in touch

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Click. www.monks.co.uk

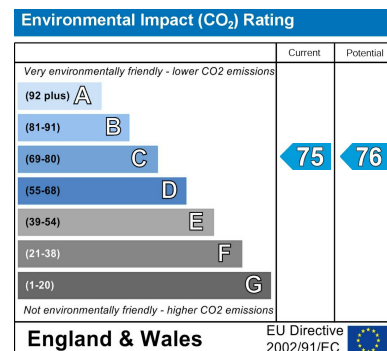
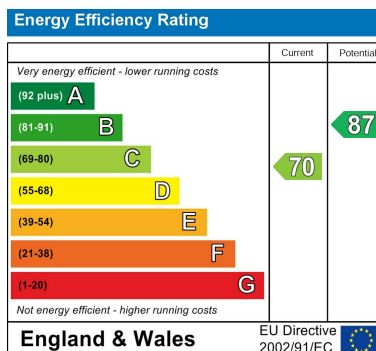
## Wem office

13A High Street, Wem,  
Shropshire, SY4 5AA

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic



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