

Drawwell House Noble Street Wem SY4 5DZ



2 Bedroom Apartment
Offers In The Region Of £148,000

The features

- Lovely Ground Floor Apartment
- attractive kitchen area with appliances
- Further Double Bedroom
- Two Allocated parking spaces
- Viewing Highly Recommended
- Fabulous open plan Living/Dining/Kitchen
- Principal Bedroom with en suite
- Family Bathroom
- Heart of this popular market Town
- No upward chain



For sale with 25% share of the freehold, an attractive double fronted two bedroom Ground Floor apartment which is attractively finished and offers spacious accommodation forming part of this former converted Brewery in the heart of the busy North Shropshire market town of Wem. Offered for sale with no upward chain, viewing is highly recommended.

Property details

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.

ENTRANCE HALLWAY

A spacious reception area and off which leads

OPEN PLAN LIVING DINING KITCHEN

A lovely light room with windows to the front, side and rear. TV and telephone points. Kitchen fitted with a beautiful range of cream gloss front base units with worksurfaces over, one and half sink drainer unit and mixer taps, built in single oven and electric hob. Integrated washing machine and dishwasher. Space for fridge freezer. Vinyl floor covering.

From Entrance Hallway, doorway leads to INNER HALL with exposed ceiling timbers and storage cupboard.

PRINCIPAL BEDROOM

having window to the side, built in wardrobe.

EN SUITE SHOWER ROOM

Attractively fitted with a modern fully tiled shower cubicle, wash hand basin and WC suite. Extractor fan.

BEDROOM TWO

A spacious double room with exposed ceiling timbers, window to the front and built in wardrobe

BATHROOM

with suite comprising panelled bath with shower unit over and glass screen, wash hand basin and WC suite. Tiled surround, vinyl floor covering, extractor fan, built in wall cupboard with mirror sliding doors and exposed ceiling timbers.

The property benefits from two allocated parking spaces.

COUNCIL TAX

We have checked the Shropshire Council website and advise this states the property is within the current banding of A We would recommend this is verified during pre-contract enquiries.

GENERAL

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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) 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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Approximate total area⁽¹⁾
755.21 ft²
70.16 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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Get in touch

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We're available 7 days a week

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

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- 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.
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