Flat 2, 31 Noble Street
Wem
SY4 5DT

MONKS

3 Bedroom Apartment
Offers In The Region Of £149,950

The features

- CHARMING 1ST FLOOR APARTMENT IN A GRADE II LISTED BUILDING
- LARGE LOUNGE / DINING ROOM
- THREE BEDROOMS
- GAS CENTRAL HEATING
- PARKING
- DECEPTIVELY SPACIOUS & MUCH IMPROVED
- RE-FITTED KITCHEN WITH APPLIANCES
- REFITTED BATHROOM
- VIEWING RECOMMENDED
- EPC RATING D

***** MUCH IMPROVED SPACIOUS 3 BEDROOM APARTMENT WITH PARKING *****

An excellent opportunity to purchase this deceptively spacious 3 bedroom First Floor Apartment which has been much improved by the current owner whilst retaining its original charm and character.

Occupying a truly convenient position in the heart of this popular North Shropshire market Town being a short stroll from amenities including shops, schools, active Town Hall, recreational facilities and doctors. The Railway Station is on hand with a great service providing links to Shrewsbury, Manchester and London.

The accommodation which must be viewed to be fully appreciated briefly comprises Personal Reception Hall, good sized Lounge/Dining Room, re-fitted Kitchen with range of integrated appliances, 3 generous Bedrooms and re-fitted Bathroom.

The property has the benefit of its own allocated parking space.

Viewing highly recommended.

Property details

COMMUNAL ENTRANCE HALL
with stairs leading to the First Floor and personal door to

PERSONAL RECEPTION HALL
a charming entrance with exposed wall timbers, radiator. LVT flooring.

ATTRACTIVE LOUNGE/DINING ROOM
A lovely light room with dual aspect windows to the front and side, LVT flooring, radiator, media point.

KITCHEN
Attractively refitted with white fronted shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for washing machine, inset 4 ring hob with extractor over and cutlery and pan drawers beneath, eye level double oven and grill with storage above and below, integrated dishwasher and fridge freezer. Complementary eye level wall units and shelving, column style wall mounted radiator, window to the side. Continuation of LVT flooring.

BEDROOM ONE
With window to the front, radiator. Recess with hanging rail and shelving.

BEDROOM TWO
With window to the front, radiator.

BEDROOM THREE
With window to the rear, radiator.

REFITTED BATHROOM
A well appointed room, recently refitted with contemporary suite comprising free standing bath with wooden surround, direct mixer shower unit over with drench head, wash hand basin set into vanity and WC. Complementary tiling, heated towel rail.

OUTSIDE
The property benefits from parking for one vehicle.

GENERAL INFORMATION
TENURE
We are advised the property is Leasehold and subject to a 990 year lease, with 958 years remaining.

The annual ground rent is £100 and the building insurance and electric for the communal areas is divided between the 3 flats, the amount payable for 2026 was £315. We would recommend this is verified during pre-contract enquiries.

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 A - 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 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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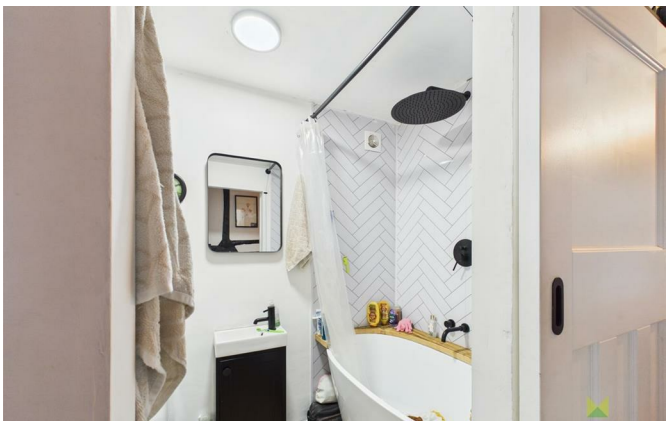

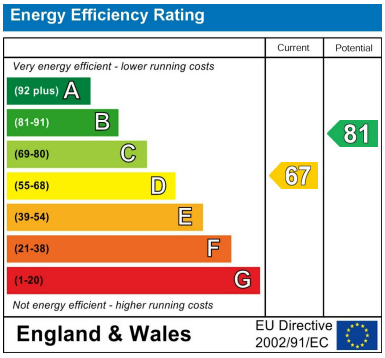

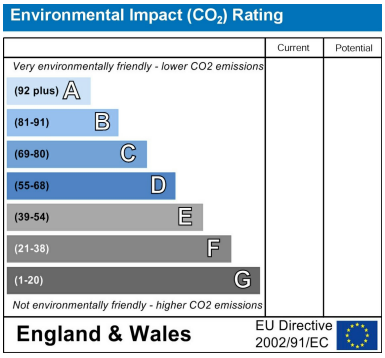

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

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.