

# 58A Noble Street Wem Shrewsbury SY4 5DT



2 Bedroom House - Semi-Detached  
£675 PCM

## The features

- Gas Central Heating and Double Glazing
- Living Room
- Two Bedrooms
- 2 Private Parking Spaces
- Two Bedroom House
- Kitchen/Breakfast Room
- Bathroom
- EPC Rating D



**A two bedroom semi detached house finished to a high standard throughout and benefiting from two parking spaces. Accommodation briefly comprises: Entrance hallway, living room, kitchen / breakfast room, two double bedrooms and bathroom.**

### **Property details**

Part glazed UPVC door to:

#### **ENTRANCE HALLWAY**

With carpeted flooring, radiator and frosted windows to front.

#### **LIVING ROOM**

With carpeted flooring, radiator, windows to front and side aspect, telephone point

#### **KITCHEN BREAKFAST ROOM**

With wood effect vinyl flooring, radiator, window to front aspect, fitted with range of high gloss grey base units with round edge work surfaces over, inset stainless steel sink, built in electric oven, hob and extractor over, tiled splashbacks, space and plumbing for washing machine, space for full height fridge freezer. Matching range of eye level units, built in understairs storage cupboard.

#### **STAIRS AND LANDING**

With carpeted flooring

#### **BEDROOM 1**

With carpeted flooring, radiator, window to front, built in cupboard housing boiler.

#### **BATHROOM**

With vinyl flooring, frosted window to front, fitted with white suite to include low level WC, pedestal wash hand basin, 'P' shaped bath with direct shower over, complimentary tiling to walls, heated towel rail.

#### **BEDROOM 2**

With carpeted flooring, radiator, window to front

#### **OUTSIDE**

The property is set back from the road with 2 private parking spaces

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£675 PCM**





## Judy Bourne

**Director at Monks**

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## Get in touch

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## Shrewsbury office

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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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