



FOR SALE

Offers in the region of £255,000

Holly Lodge 31 Aston Road, Wem, Shrewsbury, SY4 5AZ

This wonderfully presented end terraced home offers spacious accommodation over two floors and has a stunning landscaped garden to the rear. The property comprises spacious reception hall, sitting room, dining room, large open plan kitchen / breakfast room overlooking the garden. There are two double bedrooms to the first floor as well as a spacious bathroom. It has double glazed windows and gas fired central heating.



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



- Charming End Terraced Home
- Two Double Bedrooms
- Railway Station Closeby
- Walking Distance To Town Centre
- Enclosed Landscaped Gardens
- Viewing Highly Recommended
- Excellent Insulation throughout
- Large Open Plan Breakfast Kitchen

Location

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, cafes 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 with the sale of Holly Lodge, 31 Aston Street, Wem by private treaty.

This wonderfully presented end of terraced Edwardian home has been wonderfully enhanced by the current owners by installing internal and external wall insulation, a new central heating boiler and to the rear, a beautiful garden which is somewhat of a hidden gem.

The accommodation comprises of spacious reception hall with quarry tiled floor and a sitting room with log burner. There is a bay window to the front with double glazed sash windows. Off the hall is a dining room with large store cupboard and to the rear is a large open plan breakfast kitchen with skylights and doors overlooking the gardens.

Stairs ascend from the hall to the first floor landing where there is a door to an airing cupboard with hanging rail. There are two double bedrooms to the front and a spacious bathroom. The property has gas fired central heating and UPVC double glazed windows.

Gardens

There is an attractive garden to the front with a range of plants and shrubs and a charming pathway leading to the front door. There is access down the side of the house through a set of gates into a spacious enclosed garden. There is a courtyard style garden immediately to the rear of the property with log store, seating area and flower borders. A series of gentle steps and a path lead to the main area of the garden which is laid to lawn, with flower borders and a pizza oven ideal for entertaining. To the bottom of the garden, there are store sheds and further log store.



2 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



Directions

From the centre of Wem drive out heading East and cross the railway crossing. Immediately turn right and the property is located on the left hand side marked by the Halls For Sale sign.

What 3 Words

///same.amazed.wage

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.

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.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watgate Street, Whitchurch, SY13 1DW
WH1646 230625

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.

Council Tax - Shropshire

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

Local Authority - Shropshire

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

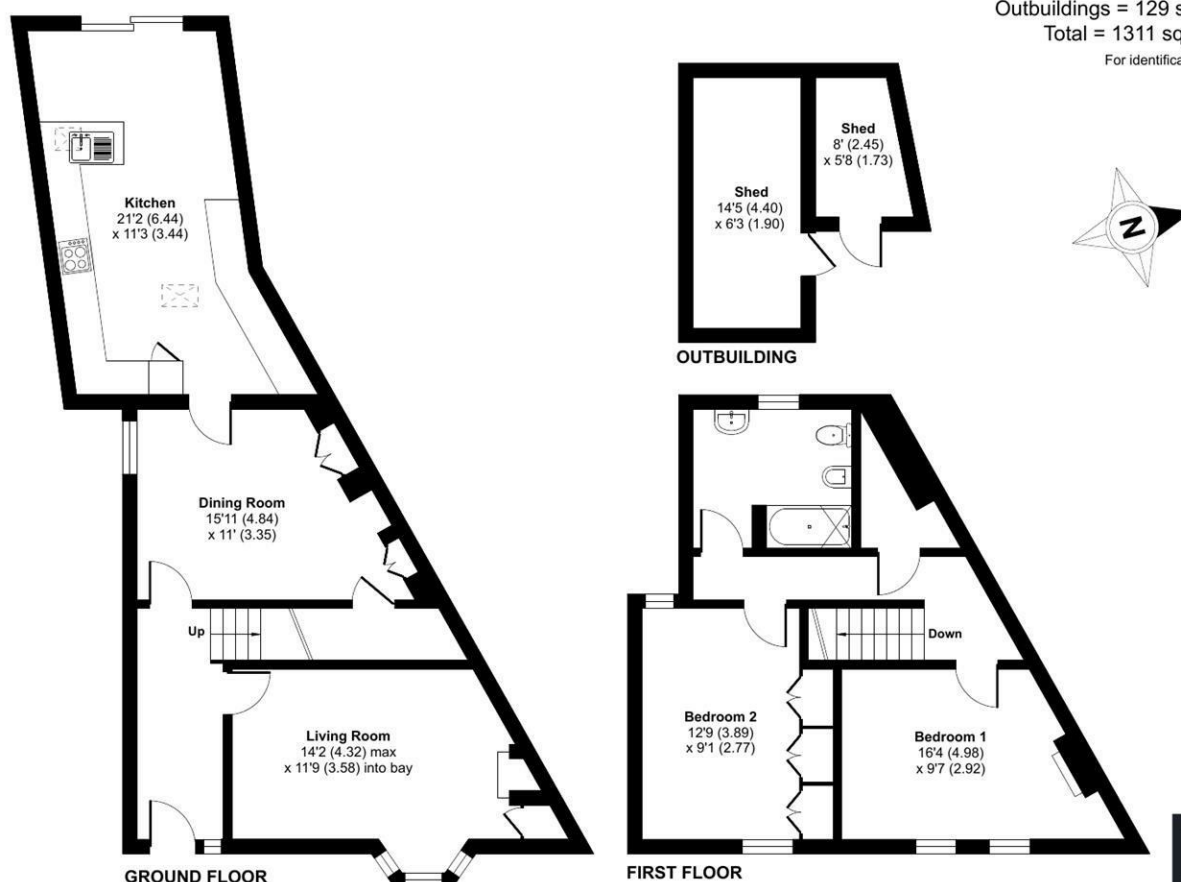
Tenure - Freehold

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

FOR SALE

Holly Lodge 31 Aston Road, Wem, Shrewsbury, SY4 5AZ

Approximate Area = 1182 sq ft / 109.8 sq m
Outbuildings = 129 sq ft / 11.9 sq m
Total = 1311 sq ft / 121.7 sq m
For identification only - Not to scale



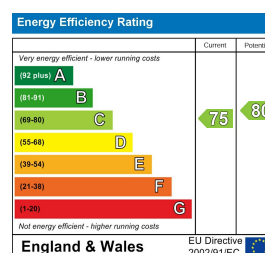
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Halls. REF: 1312007



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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.