

**FOR SALE**

Offers in the region of £195,000

3 The Kiln Noble Street, Wem, Shrewsbury,
SY4 5GH

This modern town house is being sold with NO CHAIN and would be ideal for a First Time Buyer / Investor. The property comprises entrance hall, large kitchen / diner, cloaks and rear hall. To the first floor is a living room and bedroom and to the second floor are two further bedrooms and a bathroom. There is allocated parking and an enclosed rear garden. The property has gas heating and double glazed windows.



Wem Centre 150 metres, Whitchurch 8 miles, Shrewsbury 13 miles, Ellesmere 10 miles.
All distances are approximate.



- **Modern Townhouse**
- **No Upward Chain**
- **Close to the Centre of Wem**
- **Allocated Parking Space**
- **Ideal for a First Time Buyer**
- **Enclosed Rear Garden**

Location Wem

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, cafe's 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 to sell 3 The Kiln by private treaty.

This former converted warehouse was re developed by a well know local builder and craftsman and it is ideal for either a First Time Buyer / Investor. The accommodation comprises a canopied entrance porch with front door opening into the hall where the stairs ascend to the first floor. There is a door from the hall into the large open plan kitchen / diner. The kitchen has a wide range of cupboards, worktop surfaces, drainer sink unit and there are windows to the front and rear of the property. There is a door from the kitchen to the rear hall where there is also a cloaks with W.C

To the first floor is a living room with windows and doors to a Juliet balcony. Also to the first floor is a bedroom / study.

To the second floor are two double bedrooms and a bathroom. The property has gas fired heating and double glazed windows.

Parking & Outside

The property has an allocated car parking space and there is an enclosed rear garden with access either from the house or the parking area.

Directions

From the High Street drive into Noble Street and the property is located on the left hand side marked by the Halls sign.

What 3 Words

soap.outsize.catchers



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



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.

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.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1696 031025

Council Tax - Shropshire

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

Local Authority - Shropshire

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

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.

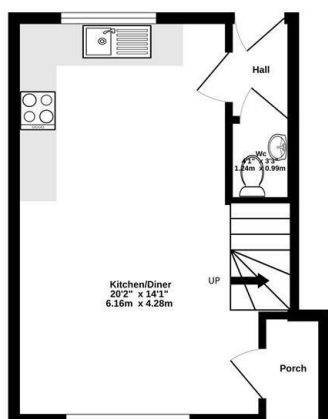
Tenure - Freehold

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

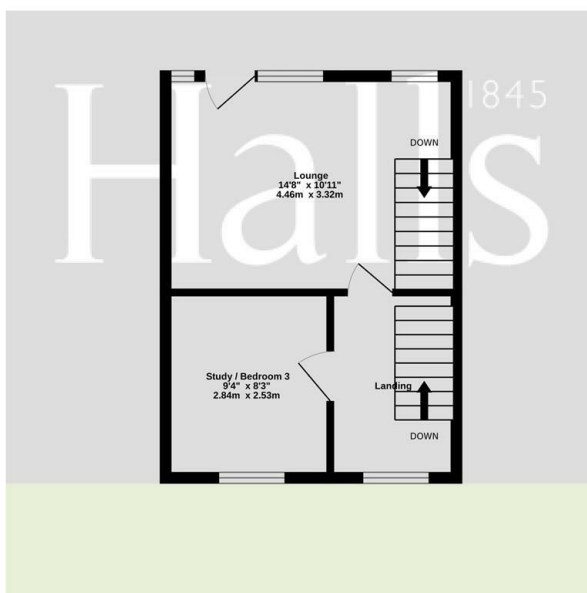
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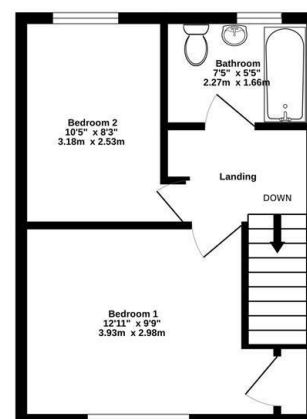
Ground Floor
292 sq.ft. (27.1 sq.m.) approx.



1st Floor
296 sq.ft. (27.5 sq.m.) approx.



2nd Floor
296 sq.ft. (27.5 sq.m.) approx.



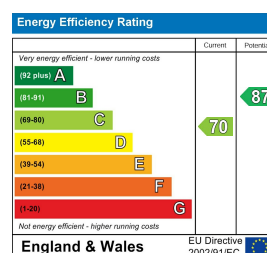
TOTAL FLOOR AREA : 884 sq.ft. (82.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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



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