

# Drawwell House Noble Street Wem Shrewsbury SY4 5DZ



1 Bedroom Apartment  
Offers In The Region Of £124,950

## The features

- SPACIOUS FIRST FLOOR APARTMENT
- EXCELLENT AMENITIES ON HAND
- OPEN PLAN LIVING/DINING/KITCHEN
- BATHROOM WITH SHOWER
- IDEAL FOR FIRST TIME BUYER
- TOWN CENTRE LOCATION
- PERSONAL RECEPTION HALL
- DOUBLE BEDROOM
- ALLOCATED PARKING
- EPC RATING D



**\*\*\* SPACIOUS FIRST FLOOR APARTMENT \*\*\***

**Occupying an enviable position in the heart of the Town with an excellent range of amenities on hand, forming part of this former Brewery which has been attractively converted to 4 Apartments, each with a Freehold share of the building.**

**This deceptively spacious Apartment must be viewed to be fully appreciated and briefly comprises Personal Reception Hall, open plan Living/Dining/Kitchen with range of integrated appliances, double Bedroom and Bathroom.**

**The property has the benefit of double glazing, heating and allocated parking.**

**Viewing 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.

The property is access via the rear of Drawwell House through wrought iron gate and with steps leading up to the

NOTE - The image of the property shows the frontage of the building and Apartment 4 is on the first floor (two top left hand windows).

**RECEPTION HALL**

Personal Reception Hall with staircase leading to the First Floor Landing off which lead

**OPEN PLAN LIVING/DINING/KITCHEN**

A spacious through room with windows to the front and rear elevations. The Lounge/Dining area has media point and electric panel heater. The Kitchen is fitted with range of units incorporating single drainer sink set into base cupboard. Further range of matching cupboards and drawers with worksurfaces over with space for appliances beneath. Inset 4 ring hob with extractor hood over and oven and grill beneath. Matching range of eye level wall units.

**BEDROOM**

A good sized double room with window to the front, wall mounted heater.

**BATHROOM**

With suite comprising panelled bath with shower unit over, wash hand basin and WC. Heated towel rail, window to the rear.

**GENERAL INFORMATION**

**TENURE**

We are advised the property is Freehold and each of the occupants of the apartments own a 25% share and would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains water, electricity and drainage 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 '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**

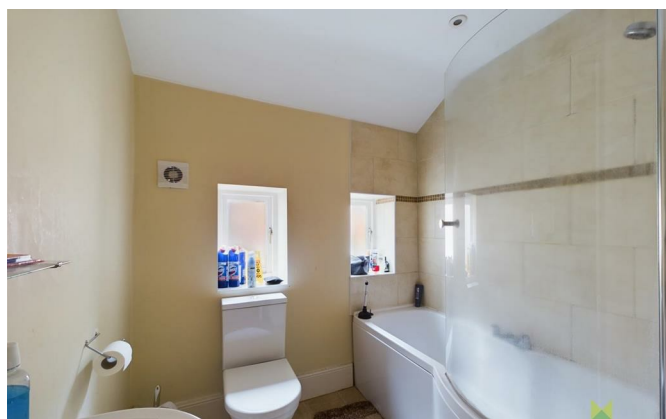
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

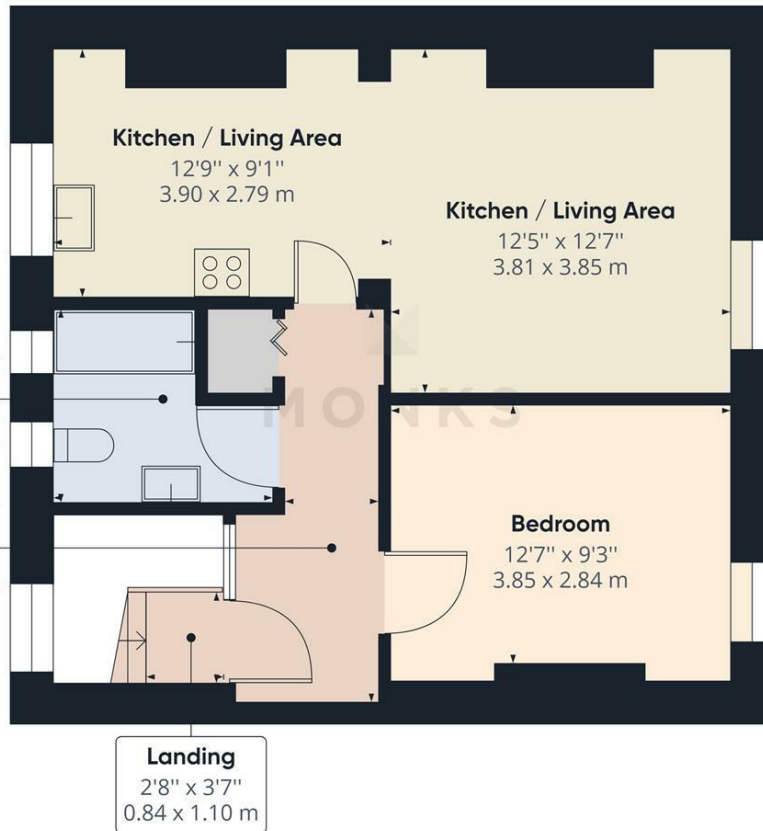
**NEED TO CONTACT US**

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.

## Drawwell House Noble Street, Wem, Shrewsbury, SY4 5DZ.

1 Bedroom Apartment  
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Approximate total area<sup>(1)</sup>  
512.58 ft<sup>2</sup>  
47.62 m<sup>2</sup>

(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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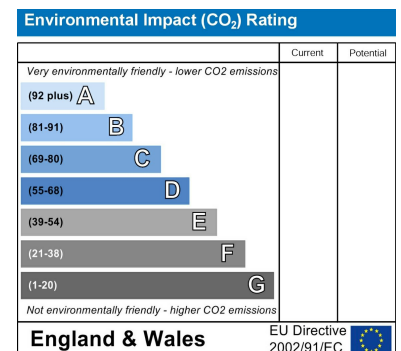
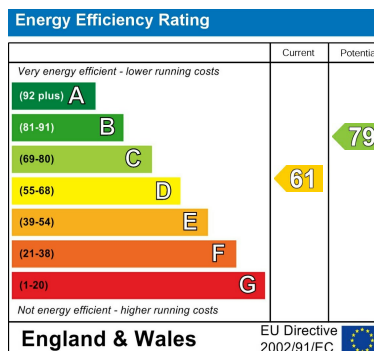
## Wem office

13A High Street, Wem,  
Shropshire, SY4 5AA

## We're available 7 days a week

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

Honest, Original, Motivated, Empathetic



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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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