41 NOBLE STREET

WEM | SHREWSBURY | SHROPSHIRE | SY4 5DT

41 Noble Street is a beautiful, three storey Georgian property located in the historic town of Wem. The property offers spacious accommodation with period features and large gardens. It briefly comprises hall, snug, living room with log burner, kitchen and garden room. There is a ground floor shower room with W.C, utility room and useful cellar. To the first floor are three bedrooms, a family bathroom, and to the second floor are a further two bedrooms. There is a driveway for a small car, a two storey workshop and beautifully landscaped gardens. Viewing is highly recommended.

Offers Over £385,000

3 5 2

- **Charming Detached Georgian House**
- **Wealth of Period Features**
- **Grade II Listed, Garden Room**
- **Close to Wem Town Centre**
- **Useful Cellar, Large Rear Garden**
- **Two Storey Workshop**

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, 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 41 Noble Street by private treaty.

This stunning detached Georgian family home is located in the heart of the historic town of Wem. The property has been sympathetically cared for and maintained. The property retains many of its original features including a wonderful pull ring door bell, a wealth of exposed timbers, wood panelling and sash windows.

The Grade II Listed property comprises entrance, snug, living room with inglenook style fireplace with log burner, dining kitchen and garden room. Off the inner hall is a ground floor shower room with W.C and a utility room. Off the kitchen is access to a useful cellar. To the first floor are three bedrooms and family bathroom and to the second floor are a further two bedrooms. The property has oil fired heating.

There is a small paved area to the front and a gate leading to driveway. From the drive the large garden opens up with lawned area, sitting area and a two storey workshop which was originally used as a stable and hay loft.

Directions

From the High Street drive into Noble Street and the property is located on the left hand side next door but one to the Dickin Arms.

What 3 Words

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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, Sir John Talbot's 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 Watergate Street, Whitchurch, SY13 1DW
WH1632 280525

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

We believe that mains water, electricity and drainage are available to the property. The heating is via an oil fired boiler to radiators.

Tenure - Freehold

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

Approximate Area = 1905 sq ft / 176.9 sq m
Outbuildings = 342 sq ft / 31.7 sq m
Total = 2247 sq ft / 208.6 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). ©nichecom 2025. Produced for Halls. REF: 1301349

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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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