

32 Noble Street Wem Shrewsbury SY4 5DT



4 Bedroom House - Townhouse
Offers In The Region Of £495,000

The features

- STUNNING PERIOD TOWNHOUSE WITH BEAUTIFULLY PRESENTED ACCOMMODATION
- 3 RECEPTION ROOMS, KITCHEN AND CELLAR
- 3 FURTHER DOUBLE BEDROOMS AND BATHROOM
- DOUBLE GARAGE AND PARKING
- EPC RATING TBC
- MANY ORIGINAL PERIOD FEATURES
- LARGE PRINCIPAL BEDROOM WITH EN SUITE
- EXTENSIVE GARDENS
- VIEWING ESSENTIAL



****A STUNNING PERIOD TOWNHOUSE WITH EXCEPTIONAL GARDENS****

This beautiful period townhouse combines an abundance of character and charm with stylishly presented accommodation and an exceptional amount of outside space. From the impressive entrance hall with its feature fireplace to the elegant reception rooms, the property offers a wonderful blend of traditional features and contemporary style, creating a truly special home.

Situated on Noble Street, the property is conveniently placed for the town centre, local amenities and railway station, which provides connections to Shrewsbury, Crewe and onward services to London and beyond.

The accommodation briefly comprises an Entrance Hall, Lounge, Family Room, Dining Room, Kitchen, Cloakroom and Cellar. On the First Floor are the Principal Bedroom with en suite, Dressing Room / Bedroom 4, 2 further Bedrooms and family Bathroom.

The property has a wealth of charm and original features including period fireplaces, original coving, sash windows and is set within the most delightful, well established wall gardens which offer a great level of privacy.

Property details

LOCATION

Situated on Noble Street, the property is conveniently placed for the town centre, local amenities and railway station, which provides connections to Shrewsbury, Crewe and onward services to London and beyond.

RECEPTION HALL

Wooden entrance door with window, feature fireplace, quarry-tiled flooring and two radiators.

LOUNGE

A lovely light room with walk in sash window to the front. Chimney breast housing feature fireplace with alcoves to either side with shelving and storage, radiator and media point.

FAMILY ROOM

Window to the side, feature fireplace with wood-burning stove and radiator.

DINING ROOM

Window to side, wood-burning stove set within the chimney breast, alcove cupboard, wooden flooring and radiator.

KITCHEN

Fitted with range of white units incorporating a Belfast sink set into base cupboard. Further range of cupboards and drawers with work surfaces over. Deep tiled surrounds and complementary eye level wall units, space for free standing fridge freezer, dishwasher and washing machine. Tiled recessed alcove housing the range cooker, sash window overlooking the side, quarry tiled floor, radiator. Stable door leading to the garden.

CLOAKROOM

Window to the side, quarry-tiled flooring, wash hand basin, WC and heated towel rail.

CELLAR

Large cellar providing useful storage space.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with Airing Cupboard and off which lead

PRINCIPAL BEDROOM

Spacious bedroom with window to the front, wooden flooring, feature fireplace, radiator and built-in storage cupboards within the alcove.

ENSUITE

Shower cubicle, wash hand basin and WC, complementary tiling, wooden flooring and heated towel rail.

DRESSING ROOM/BEDROOM 4

Doorway leading from the principal bedroom and currently used as a dressing room, window to front, feature fireplace, alcove cupboards, wooden flooring and radiator.

BEDROOM 2

Double bedroom with window to the side, feature fireplace, storage cupboards set within the alcove and radiator.

BEDROOM 3

Another double bedroom with side-facing window, feature fireplace, storage cupboards set within the alcove and radiator.

FAMILY BATHROOM

Generous four-piece suite comprising a freestanding roll-top bath with shower attachment, separate shower cubicle, wash hand basin and WC. Window to side. Heated towel rail and radiator.

OUTSIDE

To the front, the property is enclosed by attractive wrought-iron railings, with an established front garden and tiled pathway leading to the entrance door. To the side, a separate access leads into the rear garden.

The rear garden is a particular feature of the property, offering an exceptional amount of space with several areas for relaxing and entertaining. Immediately outside the house is a tiled patio with a covered seating area, featuring a metal framework with glazed roof and side panels. Beyond this, a pathway leads through established gardens with lawns, well-stocked flower beds, mature planting and a variety of seating areas. Further features include a garden shed, greenhouse and a covered brick-built seating area towards the rear, beyond which lies an established orchard with a variety of trees.

The property also benefits from a double garage and extensive off-road parking for multiple vehicles, accessed via Chapel Lane.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' 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 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

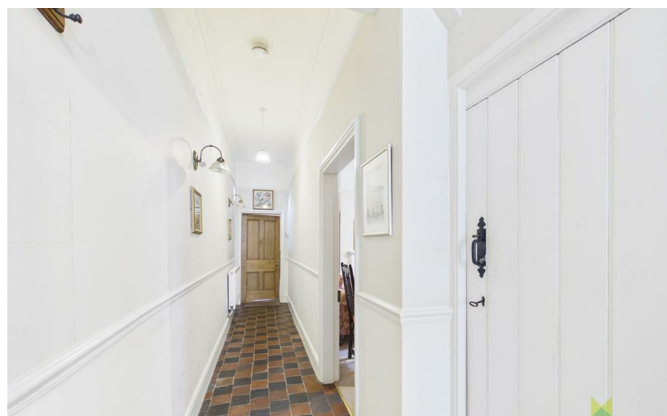
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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