



30 Noble Street, Wem, Shropshire, SY4 5DT

Helping *you* move





- Extensive Georgian Town House
- Five Bedrooms
- Three Reception Rooms and Cellar
- Full of Character and Charm
- Double Garage and Ample Parking
- Spacious Rear Garden
- Grade II Listed

“If you are looking for a fabulous family home with a large garden and double garage, within walking distance of the town centre and local schools, then this impressive five bedroom Georgian town house could be just the property for you. It dates back to the 18th century and is full of charm with a number of character features including exposed beams, original oak floor boards and ceiling cornices. The extensive Grade II Listed accommodation is set over three floors and provides superb and versatile living space including a cellar. The ground floor includes entrance hall, sitting room with multi-fuel stove and French doors opening onto the rear patio, family room with Clearview multi-fuel stove, dining room and lovely kitchen with Aga. There are three bedrooms to the first floor including the master bedroom with open fireplace, family bathroom and a large office. The second floor boasts a further two bedrooms and a family shower room. Externally, a shared driveway provides access to the rear of the property where there is a double garage and ample parking space for several vehicles. The spacious rear garden is mainly laid to lawn with a paved patio and attractive borders filled with a wide variety of established shrubs and plants. There is also an orchard to the far end of the garden along with a well maintained vegetable garden and greenhouse. This really is a beautiful home and an internal inspection is highly recommended to fully appreciate everything it has to offer.”



LOCATION

The property is conveniently set close to the town centre in the North Shropshire Market town of Wem, having excellent rail links to Shrewsbury and Crewe. Wem also boasts a nursery, primary and secondary schools and a recently extended doctor's surgery. It offers facilities for daily living as well as leisure and recreational facilities including a football and cricket club. The larger centres of Shrewsbury, Telford and Oswestry are between 11 and 25 miles approximately.



SITTING ROOM
17' 7" x 14' 4" (5.36m x 4.37m)

FAMILY ROOM
14' 2" x 13' 0" (4.32m x 3.96m)

KITCHEN/BREAKFAST ROOM
13' 8" x 13' 1" (4.17m x 3.99m)

DINING ROOM
14' 5" x 13' 5" (4.39m x 4.09m)

MASTER BEDROOM
16' 7" x 14' 5" (5.05m x 4.39m)

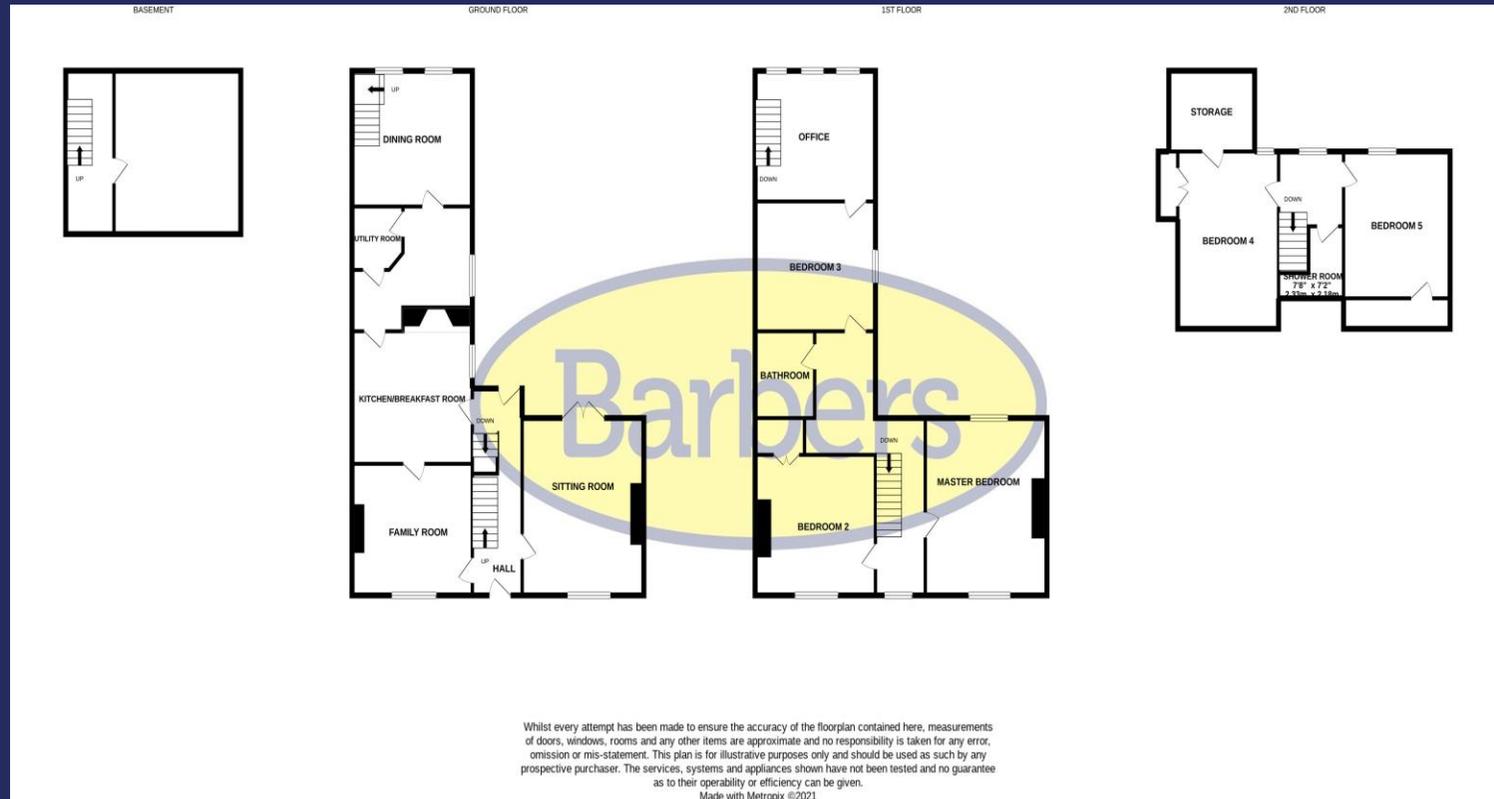
BEDROOM TWO
13' 3" x 12' 5" (4.04m x 3.78m)

BEDROOM THREE
14' 2" x 9' 8" (4.32m x 2.95m)

OFFICE
14' 6" x 13' 7" (4.42m x 4.14m)

BEDROOM FOUR
17' 1" x 12' 0" (5.21m x 3.66m)

BEDROOM FIVE
12' 0" x 10' 9" (3.66m x 3.28m)



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre - Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity, gas, water and drainage are available. Gas central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

ENERGY PERFORMANCE

Listed Building Exemption

HOW TO FIND THIS PROPERTY

Take the B5395 out of Whitchurch (towards Shrewsbury), turn right onto Tilstock Road- B5476, continue to the roundabout, take third exit and continue on the B5476 for approximately 8 miles when you will arrive in Wem. At the junction turn right onto the High Street, continue on before turning right into Noble Street where the property can be found after a short distance on the right hand side.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

METHOD OF SALE

For Sale by Private Treaty.

WH28370 0903620 21



WHITCHURCH
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