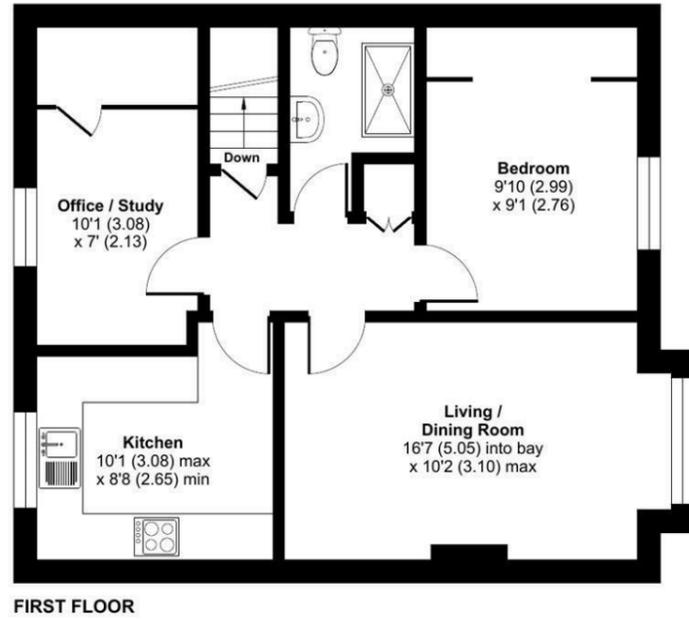


FOR SALE

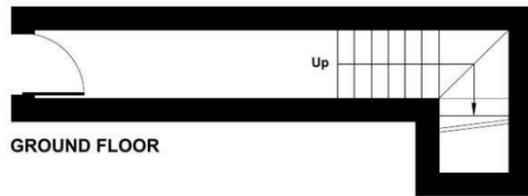
20 Castle Court, Wem, Shrewsbury, SY4 5JS



Approximate Area = 664 sq ft / 61.7 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nXchem 2026. Produced for Halls. REF: 1420965



FOR SALE

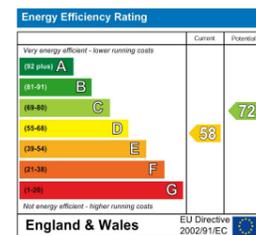
Offers in the region of £119,995

20 Castle Court, Wem, Shrewsbury, SY4 5JS

**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 Rating



A well proportioned two-bedroom first floor apartment benefitting from an allocated parking space; conveniently situated within a popular development of similar homes in the heart of the market town of Wem.



01691 622602

Ellesmere Sales  
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
E: ellesmere@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Ellesmere (9 miles), Shrewsbury (11 miles), Wrexham (20 miles), Telford (22 miles).

All distances approximate.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Two Bedroom
- First Floor Apartment
- Over 650 sq ft
- Allocated Parking
- No Onward Chain
- Town Centre Location

**DESCRIPTION**

Halls are delighted with instructions to offer 20 Castle Court in Wem for sale by private treaty and with the benefit of no onward chain.

20 Castle Court is a well proportioned two-bedroom first floor apartment providing over 650 sq ft of thoughtfully arranged living accommodation comprising a spacious Living/Dining Room, Kitchen, two Bedrooms, and a Shower Room.

Externally, the apartment is complemented by an allocated parking space situated across from the property.

**SITUATION**

The property is conveniently situated within a popular development of similar homes in the heart of the market town of Wem, which provides a respectable range of day-to-day amenities, including Schools Convenience Stores, Medical Facilities, Public Houses, and a range of independent shops, whilst retaining a convenient proximity to the county centre of Shrewsbury which lies around 11 miles to the south and enjoys a more comprehensive offering of amenities of all kinds.

**THE PROPERTY**

The property is accessed from the ground floor via a front door which opens into an Entrance Hall with space for shoes and coats, from where stairs lead to a first floor landing.

The first floor landing enjoys a recessed storage cupboard alongside doors which open into the various rooms, chief amongst them being a well proportioned Living/Dining Room featuring a bay-style window overlooking the rear, alongside ample space for seating and dining arranged around a centrally positioned and traditionally styled electric fire. Situated next to the Living Room is a Kitchen comprising a selection of fitted base and wall units, alongside a window overlooking the front and planned space for white goods.

Completing the living accommodation are two comfortably sized Bedrooms, one of which is currently utilised as an office/study; these served by a shower room comprising a shower cubicle, low flush WC, and hand basin.

**OUTSIDE**

Externally, the property is complemented by an allocated parking space.

**THE ACCOMMODATION COMPRISES**

Entrance Hall:  
 Living/Dining Room: 5.05m x 3.10m  
 Kitchen: 3.08m x 2.65m  
 Bedroom One: 2.99m x 2.76m  
 Bedroom Two/Study: 3.08m x 2.13m  
 Shower Room:

**W3W**

///mute.stored.disbanded

**DIRECTIONS**

Leave Ellesmere via the A495 in the direction of Whitchurch, turning left shortly after The Mere to remain on this road. When reaching the village of Welshampton, a right hand turn (signposted Wem) leads onto the B5063 which leads into the town of Wem. In the heart of Wem, and shortly after passing the fire station on your left, a right hand turn leads into Castle Court, where number 20 is situated on the right and identified by a Halls "For Sale" board.

**SCHOOLING**

The property is conveniently situated for access to a number of well regarded state and private schools, including St.Peter's C of E Primary, The Thomas Adams School, Woodlands School, Newtown C of E Primary (Outstanding), Clive C of E Primary School, and Ellesmere College.

**TENURE AND POSSESSION**

The property is said to be of leasehold tenure and vacant possession will be granted upon completion.

Upon completion, the property will benefit from a circa 999 year lease.

**SERVICE CHARGE & GROUND RENT**

We are advised that the property is not subject to any ground rent. The current service charge set at circa £48pcm, to cover building insurance, maintenance of the communal areas, and administration.

**LOCAL AUTHORITY**

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

**COUNCIL TAX**

The property is shown as being within council tax band A on the local authority register.

**SERVICES**

We are informed that the property benefits from mains water, electricity, and drainage.

**VIEWINGS**

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.