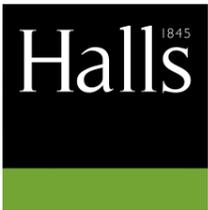


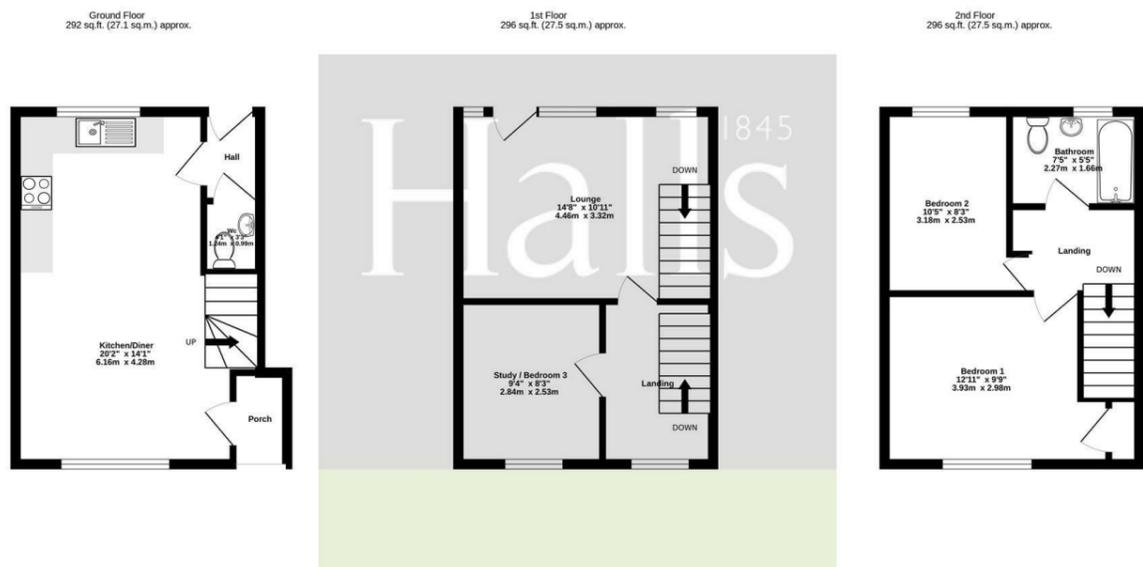
TO LET

3 The Kiln Noble Street, Wem, Shrewsbury, SY4 5GH



£895 Per Calendar Month

3 The Kiln Noble Street, Wem, Shrewsbury, SY4 5GH



TOTAL FLOOR AREA : 884 sq.ft. (82.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

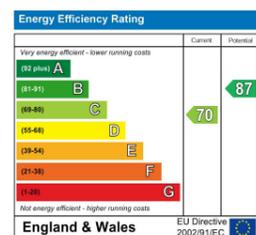
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TO LET

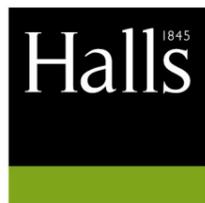
**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

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



This modern town house comprises entrance hall, large kitchen / diner, cloaks and rear hall. To the first floor is a living room and bedroom and to the second floor are two further bedrooms and a bathroom. There is allocated parking and an enclosed rear garden. The property has gas heating and double glazed windows.



01948 663230

**Whitchurch Sales**  
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
E: whitchurch@hallsgb.com



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Modern Townhouse
- Close to the Centre of Wem
- Allocated Parking Space
- Enclosed Rear Garden
- Juliet Balcony
- Entrance Porch

This former converted warehouse was re developed by a well know local builder and craftsman and it is ideal for either a First Time Buyer / Investor. The accommodation comprises a canopied entrance porch with front door opening into the hall where the stairs ascend to the first floor. There is a door from the hall into the large open plan kitchen / diner. The kitchen has a wide range of cupboards, worktop surfaces, drainer sink unit and there are windows to the front and rear of the property. There is a door from the kitchen to the rear hall where there is also a cloaks with W.C

To the first floor is a living room with windows and doors to a Juliet balcony. Also to the first floor is a bedroom / study.

To the second floor are two double bedrooms and a bathroom. The property has gas fired heating and double glazed windows.

**Parking & Outside**

The property has an allocated car parking space and there is an enclosed rear garden with access either from the house or the parking area.

**Directions**

From the High Street drive into Noble Street and the property is located on the left hand side marked by the Halls sign.

**What 3 Words**

soap.outsize.catchers

**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, SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

**Council Tax - Shropshire**

The current Council Tax Band is 'C' on the Shropshire Council Register.

**Services - All**

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

**Conditions**

Rent £895 and deposit £1032 payable in advance. Sorry no smokers.

**Viewing Arrangements**

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW  
WH1696 031025

**Location Wem**

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 3 The Kiln by private treaty.