

HARFITTS
SOLICITORS & PROPERTY AGENTS

Flat 4 The Hollies, Noble Street, Wem, SY4 5DZ

A 1-bedroom flat with garden, situated in a popular residential area of Wem, Shropshire.



**1 bedroom
Lounge
Kitchen
Bathroom
Garden**

**Offers around
£89,000.00**

www.harfitts.co.uk

01939 232775

The Property

Flat 4, The Hollies is a 1-bedroom flat situated in the centre of Wem, Shropshire.

The property is entered via a communal stairway and landing into a spacious hallway, The kitchen/diner, and bedroom are accessible from the hallway.

The living room/reception room is entered from the kitchen.



The kitchen is situated in the middle of the property with a range of fitted wall and base units with contrasting worktops over, a sink and integral oven, hob and extractor hood. There is space for a dining table.



There is one bedroom, which is accessed from the hallway.



The bathroom is fitted with a bath, shower and WC with tiled walls. The window is fitted with frosted glass.





Outside

The property has a garden.



The Local Area

The property is within convenient walking distance of Wem local shops and amenities. It is close to the local primary school, It is approximately 11 miles from Shrewsbury. There are excellent doctors, dentists, schools and independent shops within the town, as well as a supermarket and a good selection of pubs and eateries.

Council Tax Band

A

Local Authority

Shropshire Council

Services

Mains water, drainage, and electricity .Heating is available via nighttime electric storage heaters

Viewing

Strictly by appointment with Harfitts.

Tenure

We understand the property is leasehold, although purchasers are advised to confirm details with their solicitor. The land and service charges are approximately £250.00 per year plus buildings insurance.

All measurements are approximate and are for identification purposes only.

VALUATIONS

For a free no obligation valuation of your own property please call us on 01939 232775

MORTGAGE ADVICE

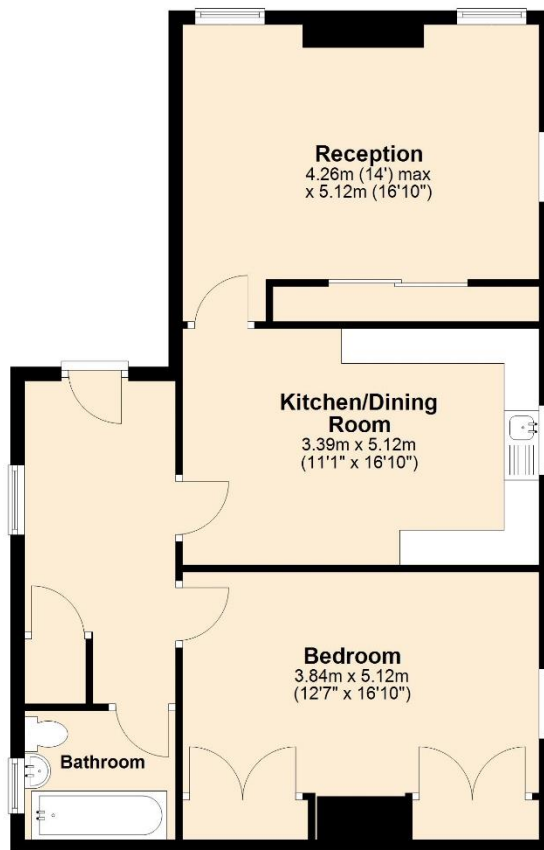
We can put you in contact with expert independent financial advisors, please ask for details.

SURVEYS

Please ask us for details of local surveyors

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Ground Floor



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Agent's Notes

Harfitts for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that:

These particulars are produced in good faith, and are set out as a general guide and do not constitute any part of an offer or contract.

No person in the employment of Harfitts has any authority to make or give any representations or warranty whatever in relation to this property.

Harfitts take many precautions to ensure that the sale particulars are drafted accurately and that information is verified by the owners, who have checked these details and declare them true and accurate.

All measurements are approximate and are for identification purposes only.

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