

## “Holbrook”, 49 New Street, Wem, Shropshire SY4 5AE

This Victorian semi-detached town house comprising accommodation which must be viewed to be fully appreciated briefly comprises: Reception Hall, Lounge, good sized Dining/Family Room, Kitchen, Utility, 2 double Bedrooms and large Family Bathroom on the First Floor and 2 further Attic Rooms/Home Office on the Second Floor



- 2 bedrooms
- 2 further attic rooms
- Stylish kitchen
- Modern bathroom
- Attractive and mature rear garden
- Outbuildings and home office space
- Off road parking for several vehicles

**Offers around  
£265,000**

## The Property

An attractive 2 bedroom Victorian semi-detached town house in the heart of Wem with some lovely original period features, 2 additional attic rooms, off road parking for several vehicles and pretty, mature rear gardens.

The property is entered through a partially glazed wooden doorway set in a small open porch to the front into an entrance hallway with restored, original Minton tiled floor. Staircase leading to the first floor.



The light, airy living room sits to the front of the property with brick built fireplace with stunning reclaimed red enamel L Lang & Co decorative woodburning stove inset which is a real feature, brick surround with quarry tiled hearth and pine mantel, original parquet flooring and coving to the ceiling. Large uPvc window to the fore



A good sized dining room also currently being used as a home office overlooks the rear garden with uPvc double glazed window and lovely exposed brick fireplace and chimney breast with oak mantel. Single woodburning stove inset above quarry tiled hearth. Useful shelving to either side. Vinyl flooring

The stylish kitchen comprises modern shaker style white wall and base units with contrasting pine effect work surfaces over, single drainer sink with mixer tap, integrated electric hob and eye level double even oven space for dishwasher. Window to the side of the property.



Through an archway from the kitchen is a useful utility room with space for washing machine and tumble drier. Stable style doors to rear garden.

Stairs from the hallway lead to the first floor landing.

Bedroom 1 is a lovely sized double room and sits at the front of the property with original cast iron fireplace to one wall. Two large windows to the fore allowing for lots of light.



Bedroom 2, again a good double room. Original cast iron fireplace fitted pine storage cupboard with additional shelf. Double glazed window to the rear.



The lovely bathroom comprises white suite with bath, wash hand basin with tiled backsplash and WC. A quadrant shower cubicle to one corner with chrome rainfall and adjustable handheld showerheads. Window to the rear.

### Attic Rooms

A great addition to the property are the 2 attic rooms which are accessed via a staircase from the first floor with exposed brickwork to either end and Velux rooflights.



### Outside

"Holbrook" is situated on New Street (B5476) in Wem in the direction of Whitchurch.

A very pretty rear garden and gravelled parking area is accessed via wooden double gateway to the side making the space extremely private.

Sufficient off road parking for several cars, two brick built outbuildings to the rear of the house ideal for log store with additional separate garden/home office space for those working from home.



The garden is beautifully laid out with summerhouse and shed to the far end. A paved patio area runs from the parking area – a perfect space for outdoor entertaining - leading to a large shaped lawn with shrub and rockery borders to either side. The whole enclosed by brick walling, fencing and mature hedging.



## The Local Area

“Holbrook” is within convenient walking distance of Wem town centre and the local shops and amenities. There are excellent doctors, dentists, schools and independent shops within the town, as well as a supermarket and a selection of pubs and eateries.

The larger towns of Shrewsbury and Whitchurch are only a few miles drive away, and there are rail links directly from Wem Station to Crewe to the north, and Shrewsbury, Birmingham and London to the south.

## Council Tax Band

C

## Local Authority

Shropshire Council

## Services

Mains water, drainage, electricity and gas central heating.

## Viewing

Strictly by appointment with Harfitts

## Tenure

We understand the property is Freehold, although purchasers are advised to confirm details with their solicitor

All measurements are approximate and are for identification purposes only

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

## 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

## Floorplan



Total area: approx. 120.5 sq. metres (1296.5 sq. feet)

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

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