



Helping *you* move



123 High Street, Wem, SY4 5TT

A three bedroom semi-detached house in Wem, within walking distance of the town centre. Requires modernisation but offering great potential. With driveway, garage, and garden with mature shrubs. NO UPWARD CHAIN.

Offers in the Region of

£220,000

123 High Street, Wem, SY4 5TT

Overview

- Three-bed semi-detached house
- Convenient for Town Centre
- No upward chain
- In need of modernisation – great potential
- Spacious lounge & dining room
- Ground floor wet room & upstairs bathroom
- Off-road parking & detached single garage
- Lawned rear garden
- EPC E, Council Tax Band E



Offered for sale with no upward chain, this three-bedroom semi-detached property is perfectly positioned within walking distance of Wem town centre, and although requiring modernisation it is ideal for those looking to create a home tailored to their taste. The accommodation includes an Entrance Hall, a generously sized Lounge, separate Dining Room, Kitchen, and a ground floor Wet Room – offering flexibility and convenience for modern living. Upstairs comprises three well-proportioned bedrooms – two doubles and a single – all featuring built-in storage and a Family Bathroom completes the accommodation. Outside, the property benefits from off-road parking, a detached single garage, and a lawned rear garden with a variety of established shrubs – a perfect canvas for outdoor enjoyment.

With its central location and scope for improvement, this is a fantastic opportunity to secure a home in a popular area with great amenities close by.

LOCATION

Located in the North Shropshire market town of Wem which has a railway station, providing excellent rail links to Shrewsbury and Crewe. The town also boasts nursery, primary and secondary schools and a doctors surgery. Wem offers facilities for daily living as well as leisure and recreational facilities including Town Hall with various activities, swimming pool, bowling clubs and cricket club. The larger centres of Shrewsbury, Telford and Oswestry are between 11 and 25 miles approximately.



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 Band C. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Wem town centre travel in the direction of Ellesmere along the High Street, go past St Peter & St Pauls Church, through Maunds Corner and past the turning to Fothergill Way and No 123 High Street will then be found shortly after on the left hand side.

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.

ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

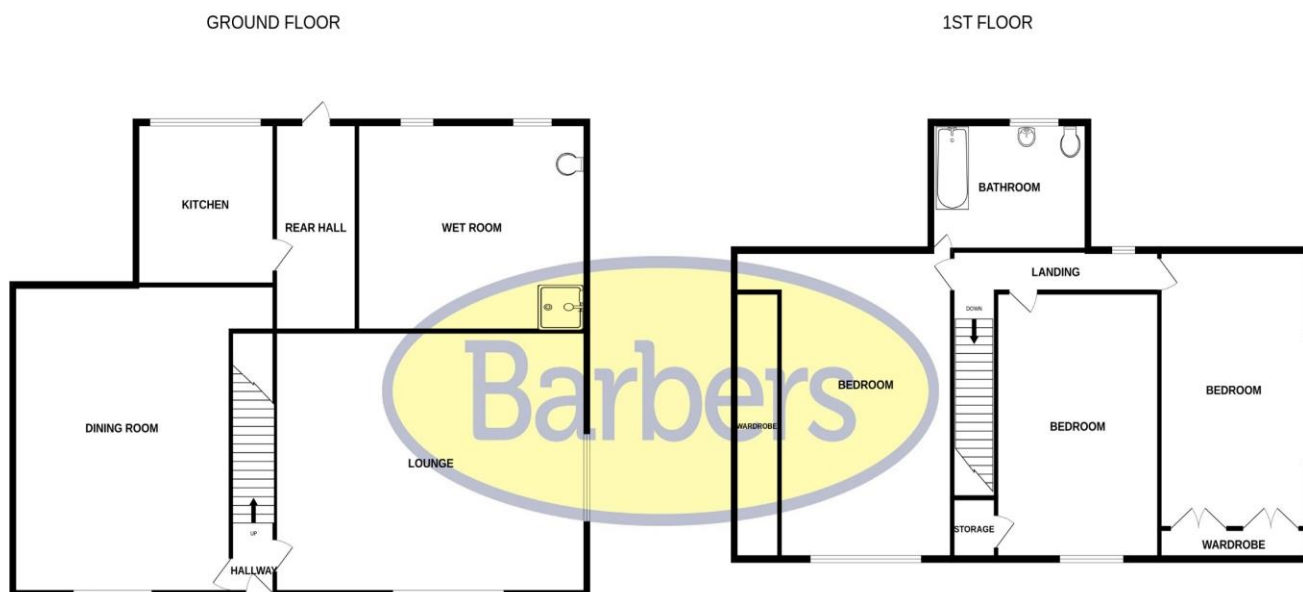
METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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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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LOUNGE

18' 2" x 14' 3" (5.54m x 4.34m)

DINING ROOM

14' 6" x 9' 5" (4.42m x 2.87m)

KITCHEN

10' 2" x 9' 9" (3.1m x 2.97m)

WET ROOM

8' 8" x 6' 4" (2.64m x 1.93m)

BEDROOM ONE

11' 1" x 10' 7" (3.38m x 3.23m)

BEDROOM TWO

14' 5" x 8' 4" (4.39m x 2.54m)

BEDROOM THREE

12' 2" x 6' 2" (3.71m x 1.88m)

BATHROOM

8' 4" x 6' 5" (2.54m x 1.96m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.