



Helping *you* move



37 Shrubby Gardens, Wem, SY4 5BZ

This semi-detached house in Wem overlooks the park and offers a bright dining area open to a modern kitchen with adjoining WC and storage, a lounge with built-in storage and patio doors to the garden, three good-sized upstairs bedrooms including a master with storage, a family bathroom, a generous rear garden with a garden room, off-road parking, and a convenient location close to local amenities and schools.

Offers in the Region of

£210,000

37 Shrubbery Gardens, Wem, SY4 5BZ

Overview

- Semi Detached House
- Three Generously Sized Bedrooms
- Modern Kitchen
- Spacious Dining Room
- Lounge With Built in Storage
- Well Appointed Family Bathroom
- Off Road Parking
- Good Sized Rear Garden
- EPC D
- Council Tax Band B



This semi-detached house is located in Wem and enjoys a lovely outlook over the park. When you enter the property, you are welcomed by a bright and spacious dining area to the left, which opens seamlessly into a modern kitchen. The kitchen features a window overlooking the garden, and it is complemented by a downstairs WC and a useful storage cupboard. The ground floor also includes a comfortable lounge with built-in storage and patio doors that lead directly to the garden, creating an inviting space for relaxation and entertaining. Upstairs, there are three well-proportioned bedrooms. The master bedroom benefits from its own storage cupboard, while the other rooms are equally versatile and generous in size. A family bathroom is also located on this floor, fitted with a bath and shower over. Outside, the property boasts a good-sized rear garden with a versatile garden room, which could be used as a home office, studio, or leisure space. To the front, there is convenient off-road parking. The home is situated close to local amenities and schools, with Wem train station just a very short walk away across the park, ideal for commuters, offering direct links to Shrewsbury and beyond. This makes it an excellent choice for families or professionals seeking comfort, convenience, and superb transport connections in Wem.

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 B. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity, gas, water and drainage are available. 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 Whitchurch take the B5476 to Wem, shortly after passing the Cemetery take the left hand turn into Summerfield/Station Road. Take the first right turn into Shrubbery Gardens, then the next two left turns and the property can be found at the end of the road 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.

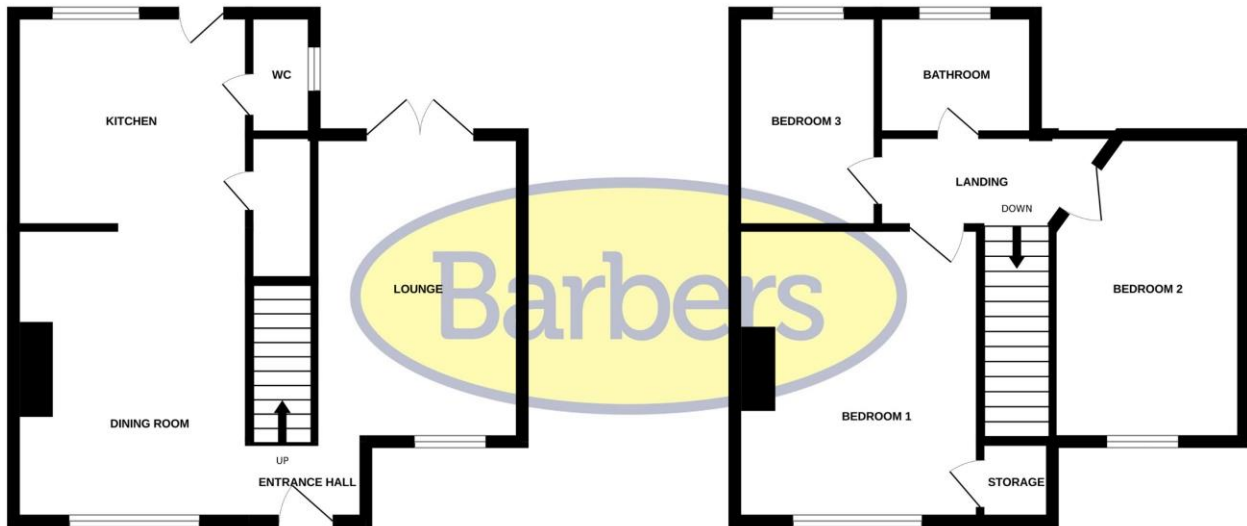
AML REGULATIONS

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), 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 (in the case of a buyer), directly to Movebutler, and is non-refundable.

WH39144 241125

GROUND FLOOR

1ST FLOOR



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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KITCHEN

11' 5" x 9' 7" (3.48m x 2.92m)

DINING ROOM

13' 4" x 10' 9" (4.06m x 3.28m)

LOUNGE

12' 6" x 9' 4" (3.81m x 2.84m)

BEDROOM ONE

13' 6" x 10' 9" (4.11m x 3.28m)

BEDROOM TWO

12' 9" x 9' 6" (3.89m x 2.9m)

BEDROOM THREE

10' x 6' 7" (3.05m x 2.01m)

BATHROOM

7' 4" x 5' 9" (2.24m x 1.75m)

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

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Email: whitchurch@barbers-online.co.uk



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.