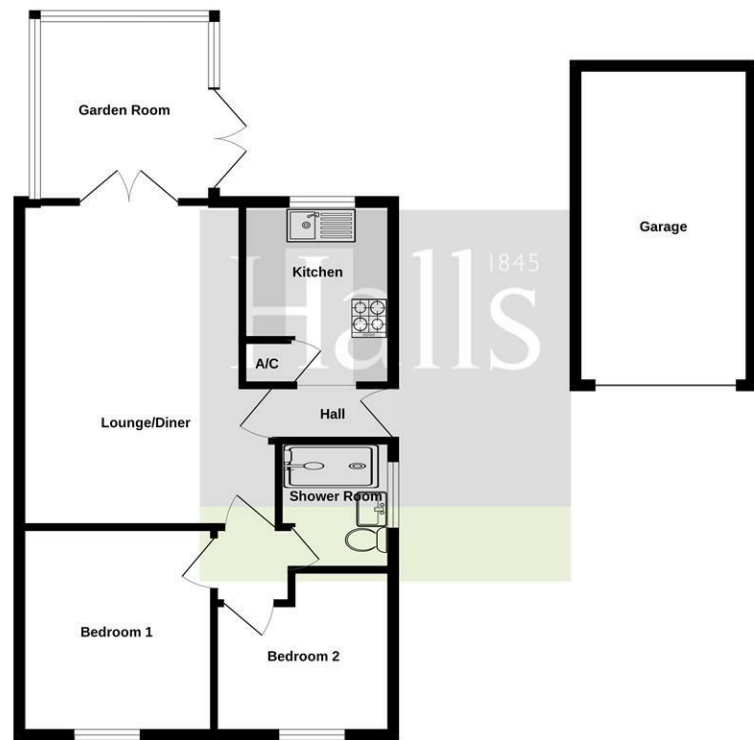


FOR SALE

3 Barnfield Avenue, Wem, Nr Shrewsbury, Shropshire, SY4 5HT



Ground Floor
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas 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.
Made with Metropix 02024



FOR SALE

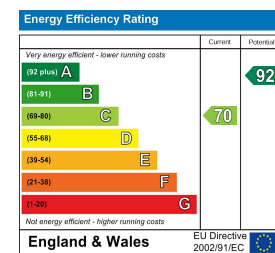
Offers in the region of £249,995

3 Barnfield Avenue, Wem, Nr Shrewsbury, Shropshire, SY4 5HT

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 well presented modernised single storey home comprises entrance hall, living room / diner with log burner, garden room, modern kitchen with integrated appliances, inner hall, two bedrooms and shower room. There are good sized low maintenance gardens to the front and rear, drive for 3 cars and a garage. Viewing is highly recommended for this wonderful property.



01948 663 230

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



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Whitchurch (8 miles), Ellesmere (9 miles), Shrewsbury (10 miles). (All Distances Approximate)



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Immaculate Semi Detached Bungalow
- Hall, Lounge with Log Burner
- Garden Room, Kitchen
- Two Bedrooms, Modern Shower Room
- Modern Electric Night Storage Heaters
- Good Sized Low Maintenance Gardens
- Drive for Three Cars & Garage
- EPC Rating C

Location

The property is situated in the cul de sac of Barnfield Avenue which is a short distance from the centre of the popular town of Wem which has an excellent range of local shopping, recreational and educational facilities.

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.

Brief Description

This well presented and modernised single storey dwelling briefly comprises entrance hall, lounge / diner with log burner, garden room and kitchen. There is an inner hall leading off the lounge to the bedrooms and shower room. The property has oak internal doors, and has recently had a new electric night storage heating system fitted. There is also modern efficient double glazed windows to the property and it has an EPC Rating of C.

There is a drive suitable for 3 cars that leads to a garage. There are good sized low maintenance gardens to the front and rear of the property and viewing is highly recommended.

Accommodation Comprises

Side entrance door opens into the entrance hall with wood effect vinyl flooring, night storage heating and loft hatch. Door through to the

Lounge / Diner

16'4 x 12'8 (4.98m x 3.86m)

Feature log burning stove, wood effect vinyl flooring, night storage heater and double doors through to the

Garden Room

9'4 x 8'6 (2.84m x 2.59m)

Double glazed windows and doors to the rear gardens and wood effect vinyl flooring.

Kitchen

8'8 x 7'8 (2.64m x 2.34m)

Modern kitchen comprising a range of base and wall mounted units, worktop surfaces, drainer sink unit, integrated dishwasher and washing machine. There is an oven hob, space for fridge freezer and double glazed window overlooking the rear garden. Door to an airing cupboard with hot water cylinder with Economy 7 immersion heater.

Inner Hall

Bedroom One (front)

10'5 x 9'7 (3.18m x 2.92m)

Double glazed window to the front and electric night storage heater.

Bedroom Two (front)

8'9 x 7'6 (2.67m x 2.29m)

Double glazed window to the front and electric night storage heater.

Shower Room

Modern white suite comprising large walk in shower enclosure, vanity unit with wash hand basin and low flush W.C. There is a heated towel radiator and frosted double glazed window to the side.

Outside

The property is accessed from Barnfield Avenue to a drive suitable for at least 3 cars. The drive continues to the garage. To the front is a gravelled garden with plants and shrubs. The rear garden can be accessed from either the drive or from the garden room and has been designed with low maintenance in mind. There is a sitting area, ornamental fish pond, flower borders and a useful area to the rear of the garage.

Garage

16'1 x 8'9 (4.90m x 2.67m)

Up and over door, power and lighting.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at rightmove.co.uk & Onthemarket.com

WH1545 221024 (Draft Details)

Directions

From the centre of Wem head out on New Street and turn left into Pym's Road by the Hawkstone Arms. Drive along Pym's Road and turn right into Trentham Road and then take the 2nd left into Barnfield Avenue and the property is located on the left hand side marked by the Halls For Sale sign.

What 3 Words: finds.rice.gratuity

Council Tax - Shropshire

The current Council Tax Band is 'B'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

Services

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

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.