

31 Barnard Street Wem SY4 5EF



3 Bedroom House - Semi-Detached
Offers In The Region Of £190,000

The features

- MUCH IMPROVED AND EXTENDED
- "TURN KEY" READ HOME
- CONTEMPORARY FINISHES THROUGHOUT
- OFF-STREET PARKING AND REAR GARDEN
- NO UPWARD CHAIN
- SPACIOUS GALLEY KITCHEN
- LIVING ROOM AND DINING ROOM
- THREE GENEROUS SIZED BEDROOMS
- NEARBY TO AMENITIES AND SCHOOLING
- EPC RATING D



**** WITH TWO-STOREY EXTENSION AND SUPERBLY MAINTAINED - IDEAL FOR FIRST TIME BUYERS ****

The property has been greatly improved and extended under the current ownership to offer a truly "turn key ready" home with generous proportions and contemporary finishes. The includes a two-storey rear extension to add an additional reception room and create larger bedrooms to the first floor.

The accommodation in brief comprises Living Room, Kitchen with Utility area, Dining Room, Cloakroom, Three bedrooms Bedrooms and a Shower/Wet Room.

The property has gas central heating, wooden casement double glazing and a low maintenance Rear Garden. Off-street Parking has been created with a dropped curb to the front.

Viewing highly recommended.

Property details

LOCATION

The property occupies a convenient central position in this popular North Shropshire Market Town just a stone's throw from all the local amenities. Wem boasts excellent facilities including a Supermarket with Post Office, Town Hall, Churches and Doctors along with a Railway Station with links Crewe and London and to the nearby County Town of Shrewsbury.

LIVING ROOM

A generously proportioned room with recessed alcoves, under stairs storage cupboard and window to the front.

KITCHEN

Fitted with an extensive range of contemporary cabinetry under contrasting worksurfaces and incorporating a breakfast bar, stainless steel drainer sink and four ring burner hob. Further integrated appliances include an oven, dishwasher and fridge freezer. There are a further range of wall units and a useful utility area to one end. Door opening into the

DINING ROOM

A light flooded room with two sets of double doors onto the garden and a storage cupboard.

CLOAKROOM

With low level WC and wash hand basin.

BEDROOM ONE

A spacious room with ample space for a king size bed and two sets of built in double wardrobes.

BEDROOM TWO

Another excellent sized room with built in wardrobe.

BEDROOM THREE

A small double room with built in storage units overhead.

SHOWER/WET ROOM

With open shower tray, low level WC, wash hand basin set into vanity and heated towel rail.

OUTSIDE

Approached over hardstanding, there is space for two small vehicles on the driveway.

The landscaped rear garden is on two levels with a breakfast terrace extending from the house and steps leading up to an expanse of lawn. Garden shed and side pedestrian access along the side of the house.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A. Again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

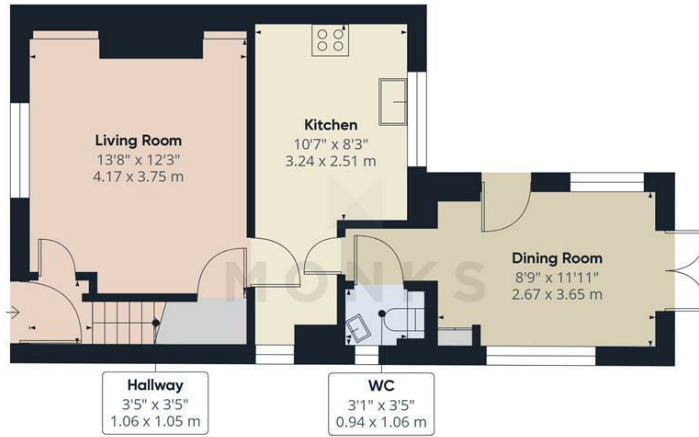
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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Floor 0



Floor 1

Approximate total area⁽¹⁾
849.6 ft²
78.93 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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We're available 7 days a week


HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.