



Helping *you* move



## 8 Isherwoods Way, Wem, SY4 5GD

Offers in the Region of

**£299,950**

A detached family home in Wem offering an open-plan kitchen/diner with a seating area and garden access, a separate utility room, a spacious lounge with a log burner, a downstairs WC, four bedrooms including a master with en-suite and built-in storage to bedrooms three and four, a family bathroom, a lawned garden with a sheltered decked area ideal for covered seating or a hot tub, plus a single garage and off-road parking.



# 8 Isherwoods Way, Wem, SY4 5GD

## Overview

- Detached Four Bedroom House
- Near To Town Centre
- Open Plan Kitchen/Diner
- Separate Utility Room
- Spacious Lounge With A Log Burner
- Master Bedroom With An Ensuite
- Rear Garden With Sheltered Seating Area
- Single Garage
- Off Road Parking
- EPC C, Council Tax Band D



A detached family home in Wem, conveniently located for access to local amenities. The ground floor features an open-plan kitchen/diner with an area for seating and doors opening directly to the rear garden. A separate utility room offers useful additional space, while the spacious lounge includes a log burner that creates a warm focal point. A downstairs WC completes the layout. Upstairs, there are four bedrooms. The master bedroom benefits from an en-suite shower room, and the third and fourth bedrooms both include built-in storage. A family bathroom serves the remaining rooms. Outside, the property offers a lawned garden along with a sheltered, decked area, ideal for covered seating or a hot tub. To the front, there is a single garage and off-road parking. A versatile home in a convenient setting, well suited to modern family living.

## 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.



# Your Local Property Experts

## 01948 667272



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

### SERVICES

We are advised that mains electricity, 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](mailto:whitchurch@barbers-online.co.uk)



### MANAGEMENT COMPANY

We are advised that there is a management charge to cover maintenance of the communal areas and this is currently £202.42 per annum. This will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries.

### DIRECTIONS

From Whitchurch proceed on the B5476 towards Wem. Upon reaching Wem turn left at the T-junction into the High Street, and at the roundabout take the 2nd exit onto Isherwoods Way. The property can be found on the right hand side shortly after.

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

### METHOD OF SALE

For Sale by Private Treaty.

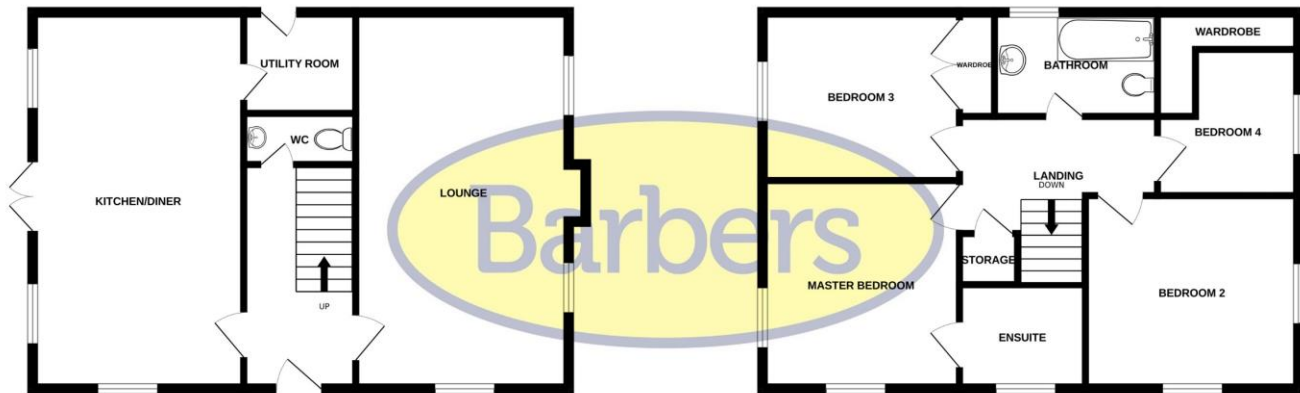
### AML REGULATIONS

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.

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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/DINER**

20' 8" x 11' 8" (6.3m x 3.56m)

**UTILITY ROOM**

6' 2" x 5' (1.88m x 1.52m)

**LOUNGE**

20' 8" x 11' 8" (6.3m x 3.56m)

**MASTER BEDROOM**

11' 6" x 10' 8" (3.51m x 3.25m)

**ENSUITE**

7' 9" x 5' 7" (2.36m x 1.7m)

**BEDROOM TWO**

12' x 11' 1" (3.66m x 3.38m)

**BEDROOM THREE**

10' 9" x 8' 9" (3.28m x 2.67m)

**BEDROOM FOUR**

9' 1" x 7' 8" (2.77m x 2.34m)

**BATHROOM**

9' 3" x 5' 1" (2.82m x 1.55m)

**GARAGE**

17' 8" x 8' 5" (5.38m x 2.57m)

## 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

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto: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.