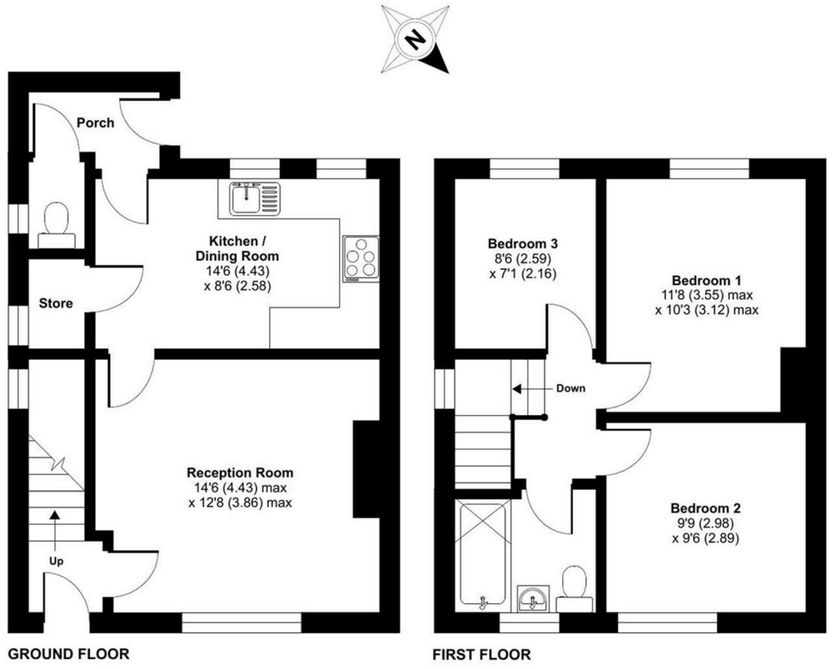
FOR SALE

18 Barnard Street, Wem, Shrewsbury, SY4 5EF

Approximate Area = 793 sq ft / 73.7 sq m

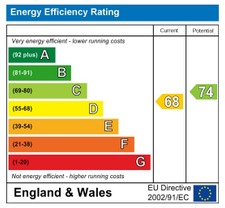
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1512014

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



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings,Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

FOR SALE

Offers in the region of £190,000

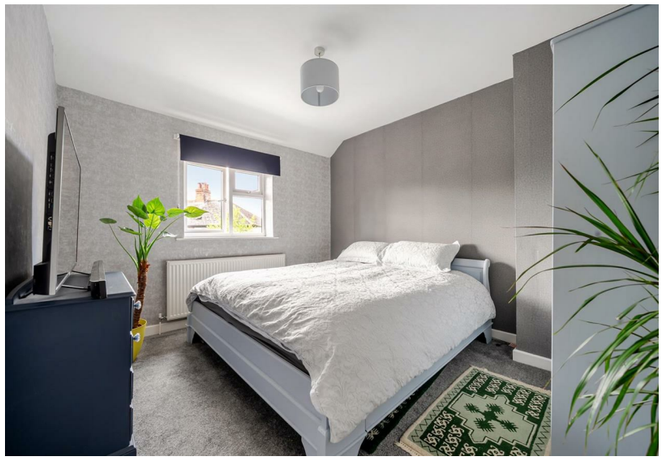
18 Barnard Street, Wem, Shrewsbury, SY4 5EF

A well presented and much improved three bedroom semi detached house, offering rooms of pleasing proportion, set with front and rear gardens in a desirable area.

FOR SALE

Close to amenities.

1 Reception Room/s | 3 Bedroom/s | 1 Bath/Shower Room/s



- **Recently updated and refurbished three bedroom semi-detached home**
- **Beautifully presented throughout**
- **Well-appointed kitchen/breakfast room with access to the rear garden**
- **Three bedrooms and a modern family bathroom**
- **Good-sized front and rear gardens**
- **Within walking distance of Wem town centre**

DIRECTIONS

What3words: ///property.lightbulb.trout

From Shrewsbury, head north on the A528 towards Wem. Continue following signs for Wem, and on entering the town follow the signs towards the town centre. Continue through Wem and turn onto Barnard Street, where the property will be found after a short distance on the left hand side.

SITUATION

The property is conveniently situated within the heart of the bustling market town of Wem, which provides a respectable range of day-to-day amenities, including Schools Convenience Stores, Medical Facilities, Public Houses, and a range of independent shops, whilst retaining a convenient proximity to the county centre of Shrewsbury which lies around 11 miles to the south and enjoys a more comprehensive offering of amenities of all kinds.

DESCRIPTION

18 Barnard Street is a beautifully presented three bedroom semi-detached home which has been thoughtfully updated and refurbished by the current owners, creating a comfortable and welcoming property ideally suited to first-time buyers, young families or those seeking a conveniently positioned home close to the amenities of Wem.

The accommodation is approached via an entrance hall, which provides access to the principal living accommodation. To the front of the property is a generous and light-filled lounge, offering an excellent space for both everyday living and entertaining, with the added benefit of useful understairs storage.

From the lounge, a doorway leads through to the well-appointed kitchen/breakfast room. This provides a practical and sociable space, with room for a breakfast table or informal dining, and access through to the rear porch. The rear porch in turn provides direct access to the garden and incorporates a useful ground floor WC.

To the first floor, there are three bedrooms, comprising two generous double bedrooms together with a third single bedroom, which could equally lend itself to use as a home office, nursery or dressing room. These are served by a well-appointed modern family bathroom.

OUTSIDE

Outside, the property benefits from gardens to both the front and rear. The rear garden is of a particularly good size and includes a gravelled seating area, providing an ideal space for outdoor dining and entertaining, together with further garden space to enjoy.

The property occupies a convenient position within walking distance of Wem town centre, where a range of local shops, schools, amenities and transport links can be found.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'A' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.