



Helping *you* move



18 Barnard Street, Wem, SY4 5EF

Offers in the Region of
£190,000

A neatly updated three-bedroom semi-detached home close to Wem town centre, featuring a bright lounge with understairs storage, a well-equipped kitchen, a rear porch with WC, three bedrooms, a modern bathroom and good-sized front and rear gardens.

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Overview

- Well presented semi detached house
- Within walking distance to the town centre
- Three bedrooms
- Kitchen/Breakfast Room
- Generous lounge
- Well appointed family bathroom
- Good sized front and rear gardens
- EPC tbc
- Council tax band A



This thoughtfully improved three-bedroom semi-detached home provides a light and welcoming interior that has been carefully updated by the current owners. On entering the property, you are welcomed into a hallway that leads to a spacious and light-filled lounge positioned to the right, which includes a useful understairs storage cupboard that helps keep everyday items neatly organised. From the lounge, a doorway leads through to a well-equipped kitchen that offers space for casual seating or a small breakfast table, creating a practical and sociable area for day-to-day living. Beyond the kitchen, a rear porch gives direct access to the garden and also leads to a downstairs WC.

Upstairs, the property offers three bedrooms, with two generous double bedrooms and a single bedroom that is ideal as a child's room, home office or dressing room. A modern family bathroom completes the first floor.

Outside, the property has a good-sized rear garden with a gravelled seating area, as well as a front garden. The home is situated within walking distance of Wem town centre, placing shops, amenities, schools and transport links within easy reach.

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

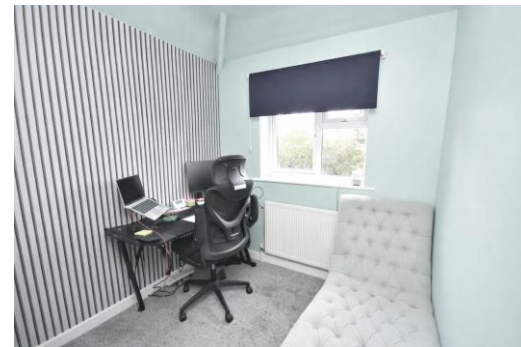
We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council Tax Band A. 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 the centre of town turn by St Peters Church into Mill Street and after a short distance the turning into Barnard Street will be found on the right hand side and No. 18 can be found after a short distance on the left hand side. If approaching from Shrewsbury direction travel beneath the railway bridge towards town and Barnard Street is then on the left.

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

METHOD OF SALE

For Sale by Private Treaty.

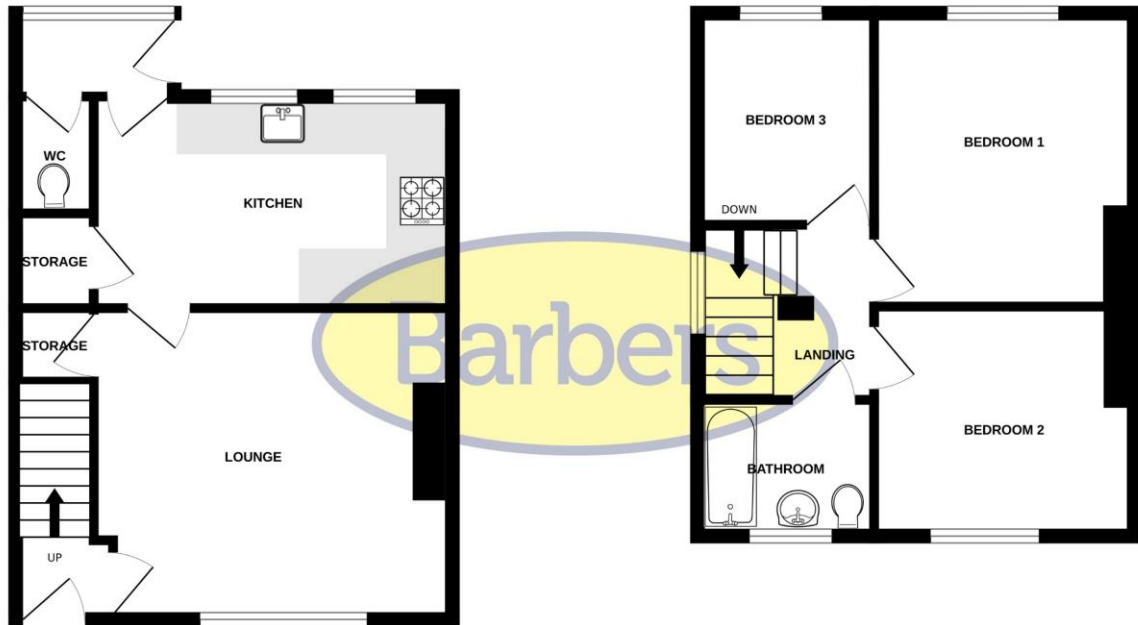
AML REGULATIONS

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) per buyer, 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, 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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LOUNGE

14' 5" x 12' 5" (4.39m x 3.78m)

KITCHEN

14' 5" x 8' 5" (4.39m x 2.57m)

BEDROOM ONE

11' 6" x 10' 2" (3.51m x 3.1m)

BEDROOM TWO

9' 7" x 9' 5" (2.92m x 2.87m)

BEDROOM THREE

8' 5" x 7' (2.57m x 2.13m)

BATHROOM

7' 3" x 5' 4" (2.21m x 1.63m)

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

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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.