



Helping *you* move



## 35 New Street, Wem, SY4 5AE

This Two Bedroom mid terrace house situated in a convenient location in the heart of Wem. Benefitting from a recently modernised kitchen and bathroom and a good size rear garden.

Offers in the Region of

**£167,500**

# 35 New Street, Wem, SY4 5AE

## Overview

- Mature Mid Terrace House
- Two Double Bedrooms
- Lounge and Dining Room
- Modern Fitted Kitchen and Bathroom
- Good Sized Rear Garden
- Convenient For Wem Town Centre and Local Schools
- Ideal for First Time Buyers and Investors
- Council Tax Band A
- EPC C
- Freehold



## Brief Description

Nestled in the heart of the town of Wem, this mid terrace house boasts two good sized double bedrooms, a light and airy living room with a log burner, dining room, and a recently updated contemporary kitchen and bathroom. Outside across a shared pedestrian access lies a good sized rear garden with a sunny patio area, lawn and an array of plants shrubs and trees.

This property would be considered ideal for those looking to take their first step onto the property ladder and would also offer a buy to let investor an opportunity to make an immediate rental income.

## Location

Set in the North Shropshire Market town of Wem, having excellent rail links to Manchester, Shrewsbury and Crewe, with the station being only 1/2 mile away. It also boasts both primary and secondary schools and a recently extended doctors surgery. Wem offers facilities for daily living as well as leisure and recreational facilities including a football and cricket club. The larger centres of Shrewsbury, Telford, Oswestry are between 11 and 25 miles approximately.



#### 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 gas, electricity, 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](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

From Whitchurch proceed on the B5476 towards Wem. Upon reaching Wem medical centre the property can be found a short distance on the right hand side.

#### 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.

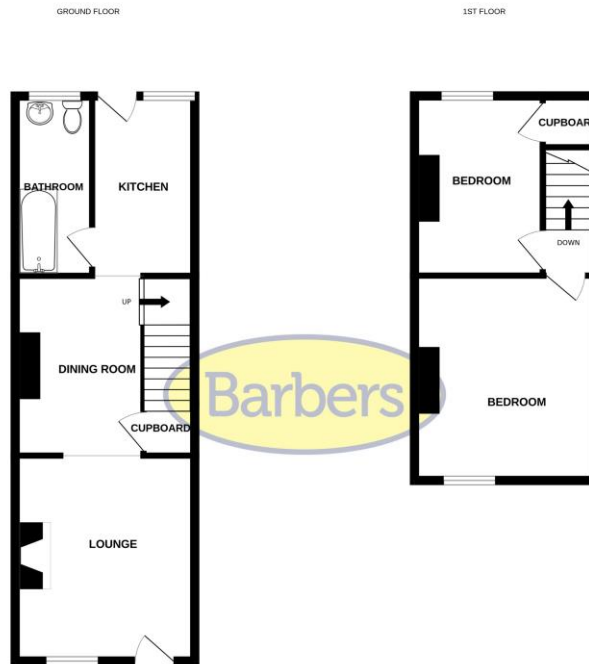
#### METHOD OF SALE

For Sale by Private Treaty.

#### AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WH34033060624



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, buildings, roads and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such to any prospective purchaser. The services, contents and appliances shown here and been tested and no guarantee as to their quantity or efficiency can be given.  
Issue with reference 012024

**LOUNGE**  
13' 0" x 11' 9" (3.96m x 3.58m)

**DINING ROOM**  
11' 0" x 9' 1" (3.35m x 2.77m)

**KITCHEN**  
11' 3" x 5' 7" (3.43m x 1.7m)

**BEDROOM ONE**  
13' 1" x 11' 9" (3.99m x 3.58m)

**BEDROOM TWO**  
10' 9" x 9' 0" (3.28m x 2.74m)

**BATHROOM**  
9' 6" x 5' 1" (2.9m x 1.55m)

## 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.