



Helping *you* move



## 19 Barnard Street, Wem, SY4 5EF

Offers in the Region of  
**£190,000**

A beautifully presented three-bedroom semi-detached family home with large rear garden, situated in a popular residential location within walking distance of the town centre and local amenities.

# 19 Barnard Street, Wem, SY4 5EF

## Overview

- Beautifully presented three-bedroom semi-detached home
- Popular location within walking distance of town centre
- Large rear garden
- Lounge
- Kitchen/Breakfast Room
- Contemporary family bathroom
- Ground floor WC
- Gas central heating
- EPC tbc
- Council Tax Band A



An immaculately presented three-bedroom semi-detached family home, extensively refurbished and thoughtfully improved by the current owners over the past five years, offering spacious, stylish and move-in ready accommodation throughout. The ground floor welcomes you with an entrance hall leading into a charming lounge featuring an attractive fireplace, creating a warm and inviting living space. To the rear, the spacious kitchen/breakfast room offers an ideal setting for family meals. A rear porch gives direct access to the garden, and a convenient ground floor WC completes the layout. Upstairs, the first floor comprises three bedrooms, including two generous doubles and a comfortable single bedroom, perfect as a child's room, guest space or home office. A modern family bathroom serves the accommodation.

Externally, the property boasts a large rear garden, featuring a paved patio area ideal for outdoor dining and a substantial lawn, making it perfect for families and keen gardeners alike. Situated in a popular residential location within easy walking distance of the town centre and a range of local amenities, this delightful home combines comfort, style and convenience - an excellent opportunity for families and first-time buyers alike.

## 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.



#### 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](mailto: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. 19 can be found after a short distance on the right 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.

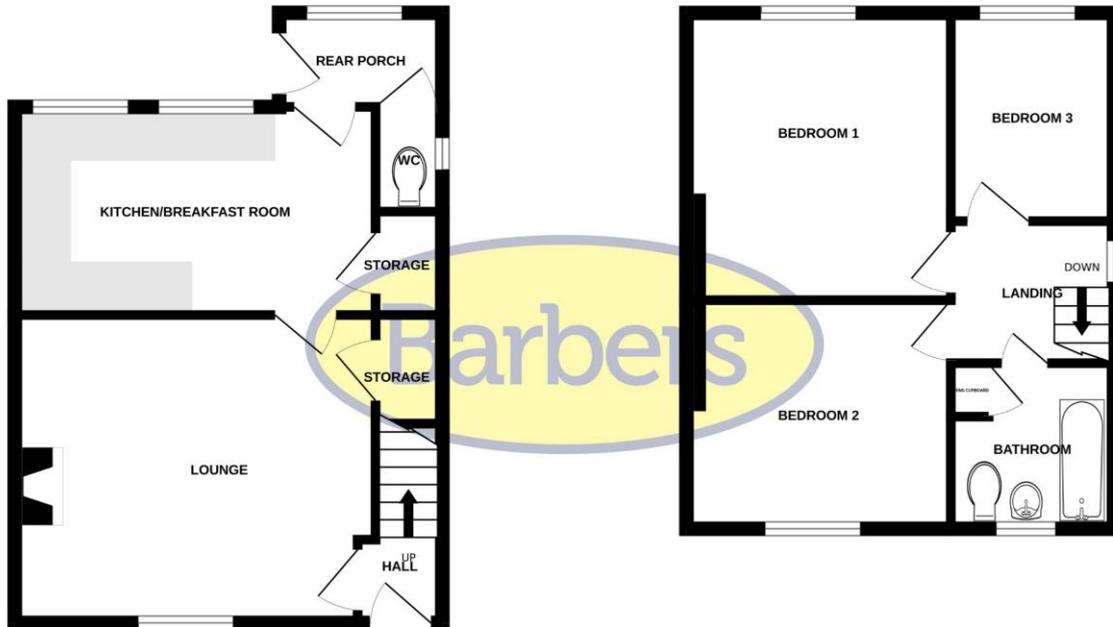
#### AML REGULATIONS

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.

WH39401 26226

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/BREAKFAST ROOM**

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

**BEDROOM ONE**

**11' 7" x 10' 3" (3.53m x 3.12m)**

**BEDROOM TWO**

**10' 1" x 9' 4" (3.07m x 2.84m)**

**BEDROOM THREE**

**8' 4" x 7' 1" (2.54m x 2.16m)**

**BATHROOM**

**7' 1" x 5' 1" (2.16m 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.