



Helping *you* move



## 6 Dairy House Barns, Wem, SY4 5RT

A Character Three Bedroom Semi-Detached Barn Conversion set on a pretty courtyard, with a spacious Lounge with log burner, Principal Bedroom with En Suite, Allocated Parking - and being offered to the market with No Upward Chain.

Offers In Region Of  
**£265,000**

## Overview

- Three Bedroom Semi-Detached Barn Conversion
- Full of Character, No Upward Chain
- L-Shaped Entrance Hall
- Lounge with Log Burner, Breakfast Kitchen
- Principal Bedroom with En Suite
- Two Further Double Bedrooms, Bathroom
- Front Lawned Garden and Patio
- Allocated Parking for two Cars
- Council Tax Band – D
- Energy Rating - D



## Brief Description

The front door opens to the L-shaped Hallway and to your left is a very spacious Living Room with high ceilings, a log burning stove, up lights, spotlights and glazed door out to the front Garden. The Breakfast Kitchen has a good range of wall and base units, integrated oven with hob and extractor fan over, integrated dishwasher, and space for your washing machine, tumble dryer, tall fridge and your breakfast table.

The Principal Bedroom is a generous room with an En Suite Shower, and Bedrooms Two and Three area also good-size double rooms. Completing the accommodation is the Bathroom, with bath, pedestal hand wash basin and WC. To the front of your property is a lawned and paved Garden area and your two allocated Parking spaces.

## Location

Wem is a busy market town on the Shropshire and Welsh border and offers you excellent rail links to Shrewsbury and Crewe.

The market town also boasts a Nursery, Primary and Secondary Schools and a recently extended Doctors Surgery. A good mix of Shops, Supermarkets, Pubs and Cafes, and leisure and recreational facilities including a Football and Cricket club.

The larger centres of Shrewsbury, Telford and Oswestry are between 11 and 25 miles approximately.



Your **Local** Property Experts

01630 653641



### Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that septic tank drainage and oil fired central heating services 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.

**LOCAL AUTHORITY:** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

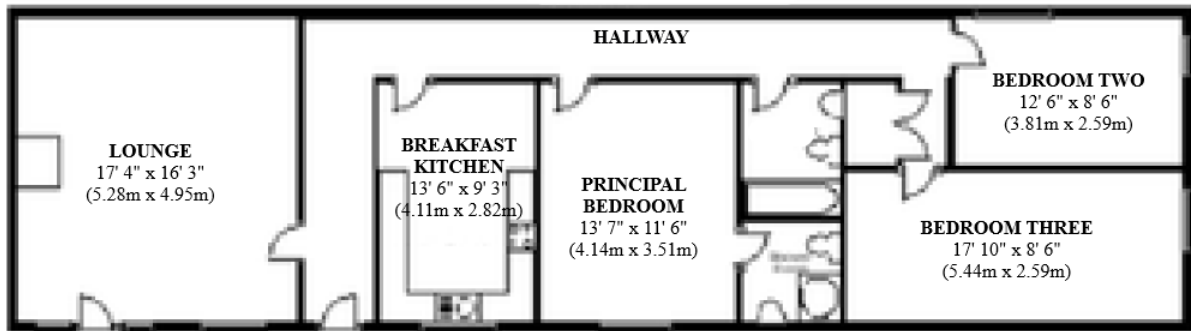


**DIRECTIONS:** From Market Drayton take the A53 towards Shrewsbury. At Tern Hill turn right on the A41 towards Whitchurch. After 7.1 miles turn left on B5065 and then bear left and then right on B5065. After 0.7 miles you'll see our For Sale sign on the left – turn into the development and follow it round to the right where you'll see the barn conversion.

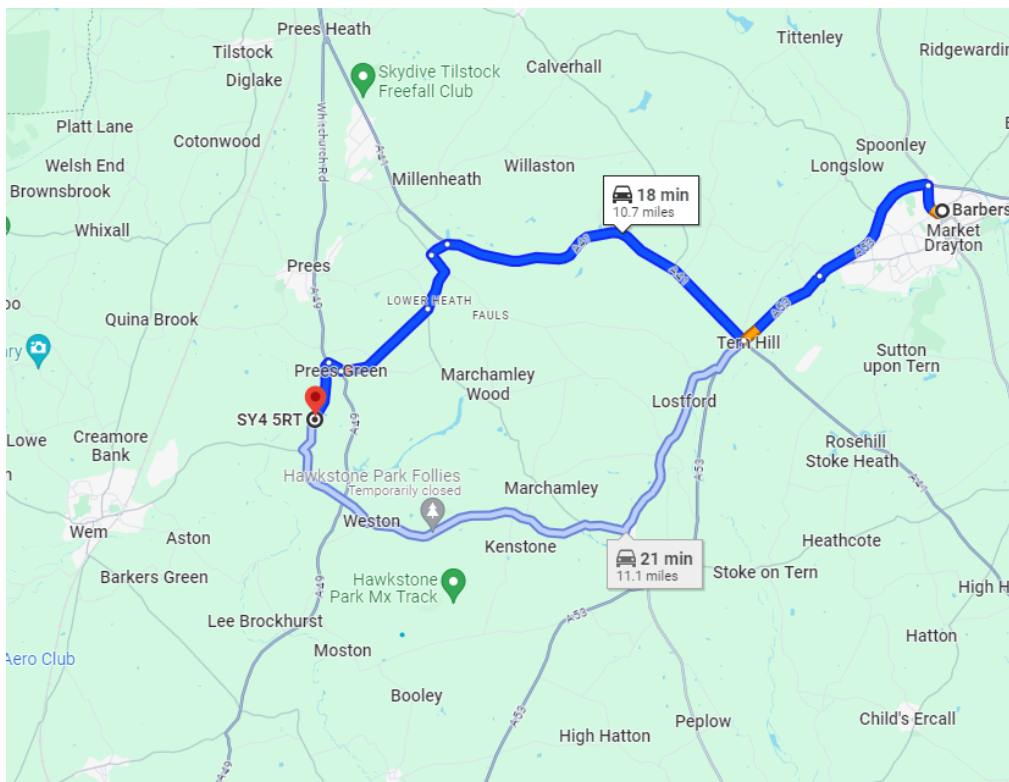
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**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.

Helping *you* move



**Floor Plan**  
**Not to Scale**  
Please Use as a Guideline Only



## 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: 01630 653641

**BARBERS ESTATE AGENT: Tower House, Maer Lane,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@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.