



2 The Barn, Tilley, Wem, SY4 5HE

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2 The Barn, Tilley Village, Wem, Shrewsbury, SY4 5HE

Asking Price Of £440,000



A charming four bedroom barn conversion with spacious driveway, detached double garage and great size gardens, situated in the delightful village of Tilley.

- Charming Barn Conversion
- Four Bedrooms
- Popular Village Location
- Character Features
- Great Size Gardens
- Spacious Driveway and Detached Double Garage
- Backs Onto Fields
- EPC D, Council Tax Band D



Situated in a quaint village which is just a stone's throw from the market town of Wem, known for its lively community spirit and excellent primary and secondary schools, 2 The Barn is a semi-detached barn conversion which still has touches of rustic charm including exposed beams and latch doors throughout. The welcoming Entrance Hall leads to a good-sized Kitchen with Dining Room off, having French Doors to rear garden. A separate Lounge has an attractive brick fireplace with wood burning stove, also has French Doors out to the garden with views over the surrounding fields, making it a pleasant room in which to relax no matter what the season. Completing the ground floor accommodation is useful Utility Room and Cloakroom with WC and hand basin. The countryside views can also be enjoyed from some of the first-floor rooms which comprises 4 Bedrooms, the principal bedroom having a modern ensuite shower room, and a Family Bathroom which has a luxurious freestanding roll top slipper bath. From the quiet lane, this delightful home is approached through a five bar gate which leads to good size plot overall, having a parking and turning area, with lawned front garden; the driveway then leads to a Detached Double Garage, and a gate through to the rear garden, mainly laid to lawn but having both a paved patio and another decked seating area in which to sit and soak up the peace and quiet of this lovely location.





LOCATION

The property is situated in the village of Tilley which has a local inn/restaurant and is within a short drive of the 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 recently extended 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.



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water and electricity are available. Oil fired central heating. Private drainage. 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.

DIRECTIONS

From the centre of Wem turn at St Peter & St Pauls Church towards Shrewsbury, continue on this road past the turnings for Eckford Park and Roden Grove, take the right hand turn into Tilley Road just before the railway bridge. Continue on into the village of Tilley, bear right and the property can be found on the left hand side, shortly after The Tilley Raven public house/restaurant.

LOCAL AUTHORITY

Council Tax Band D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

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

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

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

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.

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LOUNGE
18' 6" x 11' 7" (5.64m x 3.53m)

DINING ROOM
12' 3" x 9' 7" (3.73m x 2.92m)

KITCHEN
13' 0" x 11' 1" (3.96m x 3.38m)

UTILITY ROOM
8' 2" x 5' 9" (2.49m x 1.75m)

MASTER BEDROOM
14' 1" x 11' 0" (4.29m x 3.35m) including wardrobes

EN SUITE
11' 5" x 4' 4" (3.48m x 1.32m) max

BEDROOM TWO
11' 9" x 11' 4" (3.58m x 3.45m) max

BEDROOM THREE
11' 7" x 7' 4" (3.53m x 2.24m)

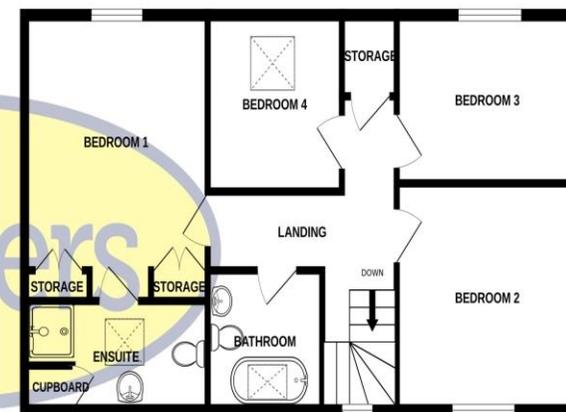
BEDROOM FOUR
8' 4" x 7' 3" (2.54m x 2.21m)

FAMILY BATHROOM
8' 0" x 6' 1" (2.44m x 1.85m)

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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