



Helping *you* move



14 Barleyfields, Wem, SY4 5LU

A well presented two bedroom detached bungalow with spacious driveway and single garage, situated in a quiet residential area in the popular market town of Wem.

Offers in the Region of
£260,000

14 Barleyfields, Wem, SY4 5LU

Overview

- Detached Bungalow
- Two Double Bedrooms
- Quiet Residential Location
- Lounge/Dining
- Kitchen
- Bathroom
- Good Size Driveway
- Single Garage
- Enclosed Rear Garden
- EPC C
- Council Tax Band C



Location

Set in the North Shropshire Market town of Wem which provides excellent rail links to Shrewsbury and Crewe. The market 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 a football and cricket club. The larger centres of Shrewsbury, Telford and Oswestry are between 11 and 25 miles approximately.

Brief Description

This well presented two bedroom detached bungalow benefits from off road parking and single garage and is situated in a quiet residential area in the popular market town of Wem. The accommodation briefly comprises Entrance Hall, Lounge/Dining, Kitchen with French doors onto the rear garden, Two Double Bedrooms and a Family Bathroom with modern suite. Outside, the property is approached over a spacious driveway leading to a single garage, providing ample parking space for several vehicles. There is a lawned area to the front and to the rear is a good size enclosed garden mainly laid to lawn with a paved patio area.



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 C. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains water, drainage, gas and electricity 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.

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272
Email: whitchurch@barbers-online.co.uk



DIRECTIONS

From Whitchurch head towards Wem on the B5476, upon entering Wem take the right hand turn into Somerfield Road, continue on before turning left into Kynaston Drive, proceed then turn right into Barleyfields where the property can be found after a short distance on the right hand side.

ENERGY PERFORMANCE

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

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.

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.

AGENTS NOTE

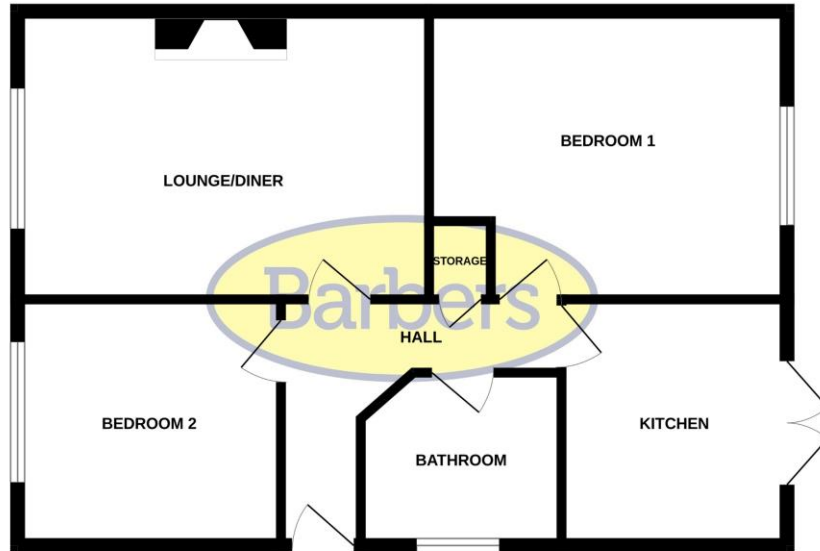
Please note this property has restrictive covenants. Please contact our office for more details.

AGENTS NOTE

We are advised that the windows and doors of the property do not have building regs, however our seller has advised that they will offer an indemnity insurance for any future owner.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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
16' 4" x 11' 4" (4.98m x 3.45m)

KITCHEN
9' 5" x 9' 2" (2.87m x 2.79m)

BEDROOM ONE
14' 5" x 11' 3" (4.39m x 3.43m)

BEDROOM TWO
10' 5" x 9' 4" (3.18m x 2.84m)

BATHROOM
7' 0" x 6' 5" (2.13m x 1.96m)

GARAGE
18' 3" x 9' 2" (5.56m x 2.79m)

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

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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.