



Helping *you* move



20 Barnfield Avenue, Wem, SY4 5HT

Offers in the Region of
£290,000

A beautifully presented two bedroom detached bungalow in a quiet residential location in the market town of Wem. With a stunning rear garden, single garage and driveway. **VIEWING RECOMMENDED.**

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Overview

- Good Size Detached Bungalow
- Two Bedrooms
- Beautifully Presented
- Fabulous Rear Garden
- Quiet Residential Location
- Lounge
- Kitchen/Diner
- Conservatory
- Driveway and Single Garage
- EPC Band C
- Council Tax Band D



Nestled in a peaceful residential area of the popular market town of Wem, this beautifully maintained two-bedroom detached bungalow offers comfortable, single-level living with generous outdoor space. The accommodation includes an Entrance Hall that leads to a good size Lounge, perfect for relaxing or entertaining. The spacious Kitchen/Diner provides a practical yet stylish hub for everyday living, leading into a delightful Conservatory that overlooks the stunning rear garden - a tranquil spot to enjoy your morning coffee or unwind at the end of the day. The property offers two well-proportioned double bedrooms, one of which benefits from built-in wardrobes, and there is also a modern family bathroom. Outside, a private driveway leads to a detached single garage, complete with a separate storage room to the rear. The fabulous rear garden is a true highlight: beautifully landscaped with a lawn, paved patio, and an additional paved seating area nestled at the far end. A pond, mature shrubs, vibrant plants, and established trees complete this wonderful outdoor setting, creating a peaceful retreat that's perfect for garden enthusiasts.

This is a great opportunity to acquire a lovingly cared-for bungalow in a popular location - early viewing is highly recommended.

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 D. 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

DIRECTIONS

From Whitchurch proceed on the B5476 towards Wem. Upon reaching Wem and entering the 30mph zone take the right hand turn into Pym's Road, take the right hand turn into Trentham Road, continue on then turn right into Barnfield Avenue where the property can be found after 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 Band C. The full energy performance certificate (EPC) is available for this property upon request.

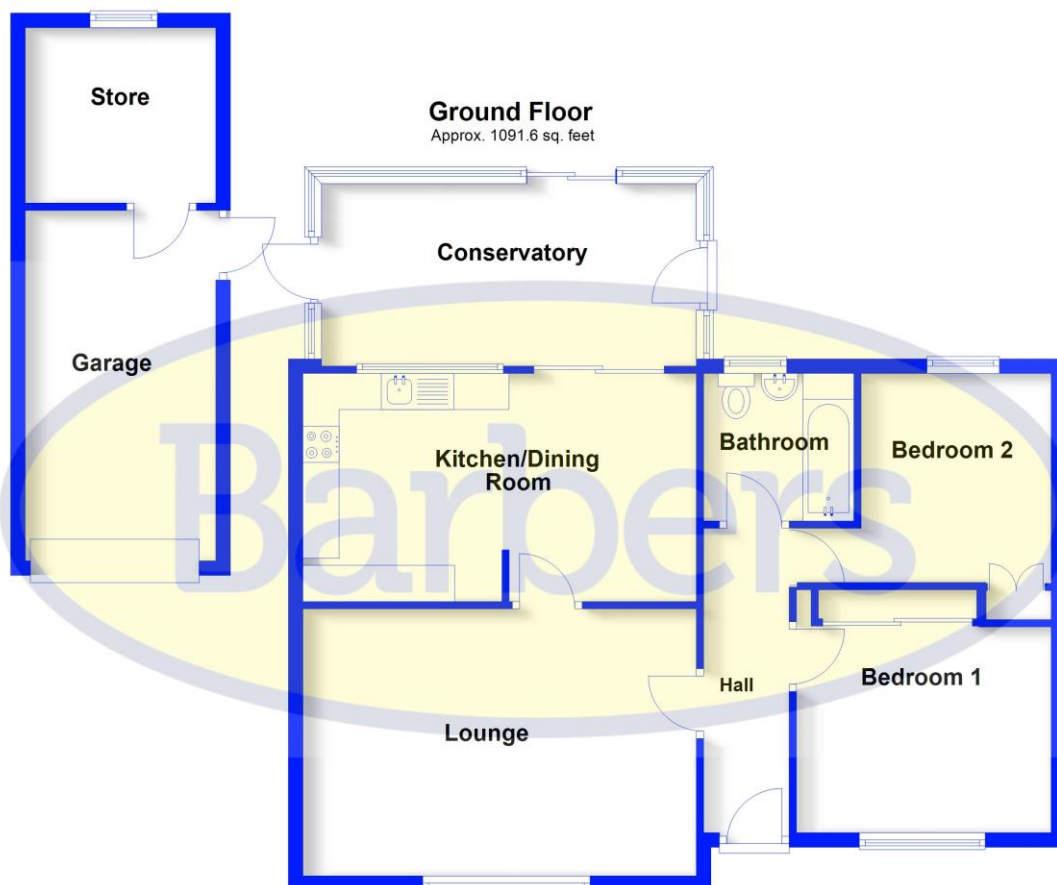
METHOD OF SALE

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.

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Total area: approx. 1091.6 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

LOUNGE

17' 9" x 12' 1" (5.41m x 3.68m)

KITCHEN/DINER

17' 8" x 10' 4" (5.38m x 3.15m)

CONSERVATORY

17' 0" x 8' 2" (5.18m x 2.49m)

BEDROOM ONE

11' 5" x 9' 3" (3.48m x 2.82m)

BEDROOM TWO

9' 4" x 8' 6" (2.84m x 2.59m)

BATHROOM

6' 6" x 6' 4" (1.98m x 1.93m)

GARAGE

24' 1" x 8' 4" (7.34m x 2.54m)

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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Email: whitchurch@barbers-online.co.uk

Barbers

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.