

# 23 Barkers Green Wem SY4 5JW



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £325,000**

## **The features**

- FABULOUS GARDENS BORDERED BY FARMLAND
- ENVIABLE LOCATION ON THE EDGE OF WEM
- 3 GOOD SIZED BEDROOMS AND BATHROOM
- EXCELLENT SCOPE FOR EXTENSION
- NO UPWARD CHAIN
- LOVELY RURAL VIEWS
- LOUNGE, DINING/FAMILY ROOM, BREAKFAST KITCHEN
- SCOPE FOR MODERNISATION AND IMPROVEMENT
- VIEWING RECOMMENDED
- EPC RATING E



\*\*\* FABULOUS GARDENS AND RURAL VIEWS \*\*\*

An excellent opportunity for purchasers looking for a property with large gardens and offering scope for modernisation and extension (subject to necessary consents).

The accommodation briefly comprises Entrance, Lounge, Dining/ Family Room, Kitchen/ Breakfast Room, Shower Room, 3 Bedrooms and Bathroom.

Occupying an enviable semi rural location on the edge of this popular market Town, ideally placed for ease of access to Wem and the Railway Station which has links to Shrewsbury, Crewe and London. There are beautiful countryside walks on the door step.

Viewing recommended.

## Property details

### LOCATION

Occupying an enviable position in this much sought after small hamlet on the edge of the popular North Shropshire Market town of Wem. Wem offers excellent facilities including Shops, Supermarket, Filling Station, Doctor's, Dentist, Schools, Churches and a regular bus service to the County Town. Wem has its own Railway Station with a direct service to Shrewsbury, Whitchurch and Crewe where there are then links to London.

### ENTRANCE PORCH

Wooden entrance door to Entrance Porch and door opening to Entrance vestibule with stairs to landing.

### LOUNGE

having window overlooking the front, fitted wall lights, ornamental fireplace, radiator.

### DINING/FAMILY ROOM

A generous sized room with window overlooking the rear garden, radiator.

### KITCHEN/BREAKFAST ROOM

with range of units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over with space beneath for appliances, inset 4 ring hob with oven and grill beneath and extractor hood over. Tiled surrounds and range of eye level wall units, windows to the front and side with aspect over the garden. Radiator Door to Rear Entrance with oil central heating boiler.

### SHOWER ROOM

with shower cubicle and WC. Window to the rear.

### FIRST FLOOR LANDING

From the Reception staircase leads to First Floor Landing off which lead

### BEDROOM 1

with window overlooking the front, built in storage, radiator.

### BEDROOM 2

with window overlooking the rear with views over the gardens, radiator.

### BEDROOM 3

With window to the front, radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Tiled surrounds, radiator, window to the side with lovely open aspect.

### OUTSIDE

The property is approached over driveway with parking and leading to garage. The Gardens are a particular feature of the property being laid extensive lawns with beautifully stocked flower, shrub and herbaceous beds. The gardens are bordered by open farmland.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all mains water, electricity. Private drainage via a septic tank.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

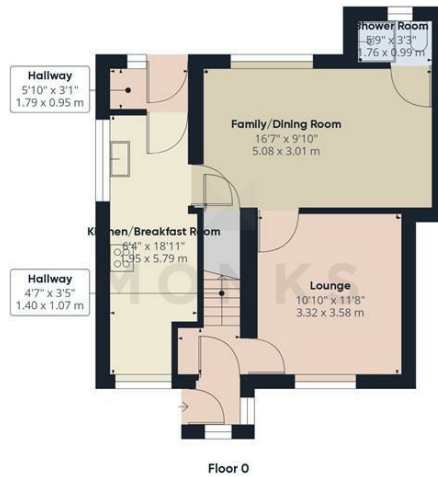
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



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Approximate total area<sup>®</sup>  
880.08 ft<sup>2</sup>  
81.76 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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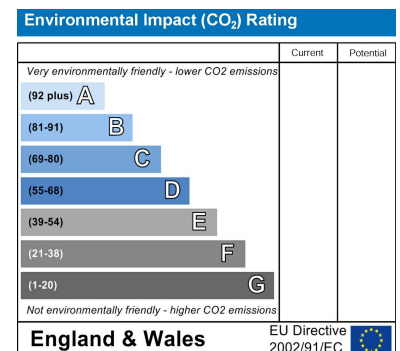
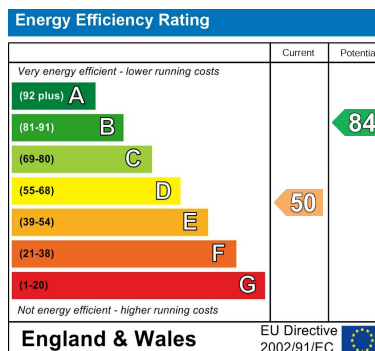
**Wem office**

13A High Street, Wem,  
Shropshire, SY4 5AA

**We're available 7 days a week**

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**



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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.