

**\*\*\*EXCELLENT INVESTMENT OPPORTUNITY\*\*\***

**Semi-detached two bedroom house situated close to local amenities, with a generous sized garden, and in need of modernisation.**



- Semi Detached
- Generous Size Garden
- Two bedrooms
- Situated close to amenities
- In need of modernisation

**Asking Price**  
**£145,000**

## The Property

\*\*\*INVESTMENT OPPORTUNITY\*\*\*

We are bringing to market Barnard Street, Wem, a two bedroom semi detached house in need of modernisation. The property is ready for a new owner to put their own stamp on, and an ideal purchase for an investor or a first-time buyer.



Leading into the property, the ground floor accommodation offers: Front Dining Room, Reception room, Kitchen with a range of fitted base and wall units, utility area and a downstairs W/C. Heading upstairs, there are two bedroom and a bathroom.

The property has the added benefit of being situated just a stone throw away from Wem town centre with local shops and amenities available. There are excellent doctors, dentists, schools and independent shops within the town, as well as a supermarket and a good selection of pubs and eateries.

The larger towns of Shrewsbury and Whitchurch are only a few miles drive away, and there is rail links directly from Wem Station to Crewe to the north, and Shrewsbury, Birmingham and London to the south.



Outside, the property features an enclosed good sized rear garden which is mainly laid to lawn. There is an attached outside storage area and at the end of the garden, a shed useful for further storage.

Viewing via Harfitts only. To schedule your viewing, give us a call directly on 01939 232775.



**Council Tax Band**

A

**Local Authority**

Shropshire County Council

**Services**

Mains water, drainage, gas and electricity

**Viewing**

Strictly by appointment with Harfitts

**Tenure**

We understand the property is Freehold, although purchasers are advised to confirm details with their solicitor

**EPC - TBC**

All measurements are approximate and are for identification purposes only

**VALUATIONS**

For a free no obligation valuation of your own property please call us on 01939 232775

**MORTGAGE ADVICE**

We can put you in contact with expert independent financial advisors, please ask for details

**SURVEYS**

Please ask us for details of local surveyors

**Agent's Notes**

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