

*****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

**Guide Price
£120,000**

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.



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.



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.



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, electricity.

Viewing

Strictly by appointment with Harfitts

Tenure

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

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

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

Floorplan



Total area: approx. 81.9 sq. metres (881.6 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate.
Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

7 Barnard Street KAD

Agent's Notes

Harfitts for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that:

These particulars are produced in good faith, and are set out as a general guide and do not constitute any part of an offer or contract.

No person in the employment of Harfitts has any authority to make or give any representations or warranty whatever in relation to this property. Harfitts take many precautions to ensure that the sale particulars are drafted accurately and that information is verified by the owners, who have checked these details and declare them true and accurate.

All measurements are approximate and are for identification purposes only.

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

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