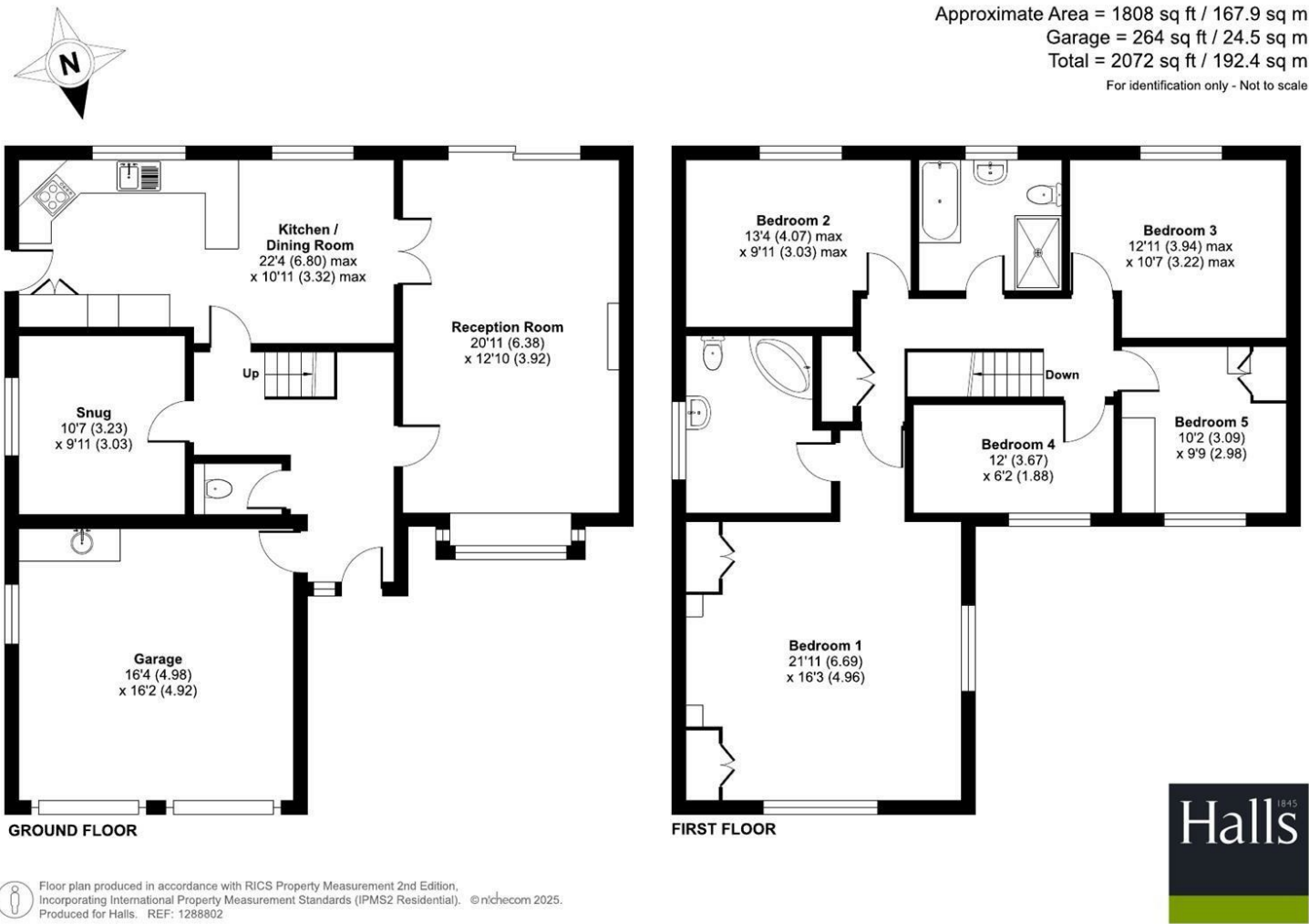


FOR SALE

8 Fismes Way, Wem, Shrewsbury, SY4 5YD



FOR SALE

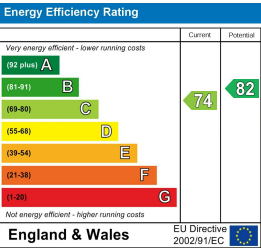
Offers Over £449,995

8 Fismes Way, Wem, Shrewsbury, SY4 5YD

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An attractive five-bedroom detached family home providing around 1,800 sq ft of generously-proportioned living accommodation alongside well-maintained gardens, double-garage, and ample driveway parking, enviably positioned within a popular development on the perimeter of Wem.



01691 622 602

**Ellesmere Sales**  
The Square, Ellesmere, Shropshire, SY12 0AW  
E: [ellesmere@halls.gb.com](mailto:ellesmere@halls.gb.com)




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Whitchurch (8 miles), Shrewsbury (12 miles), Oswestry (18 miles).


All distances approximate.



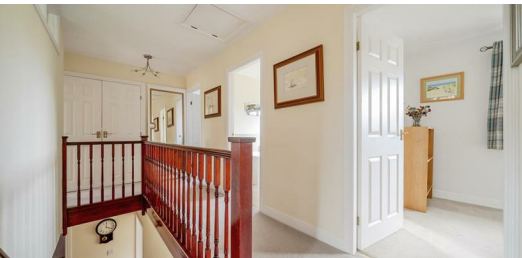
2 Reception Room/s



5 Bedroom/s



2 Bath/Shower Room/s



- Family Home
- Five Bedrooms
- Master with En-Suite
- Double Garage
- Generous Gardens
- Popular Location

**DESCRIPTION**  
Halls are delighted with instructions to offer 8 Fismes Way in Wem for sale by private treaty.

8 Fismes Way is a wonderful five-bedroom family home which has been carefully maintained and improved by the current vendors, who have called the property home for a number of decades, and provides over 1,800 sq ft of generously proportioned and attractively presented living accommodation situated over two floors, these at present comprising, on the ground floor, a Reception Hall, Living Room, Kitchen/Breakfast Room, Snug/Family Room, and Cloakroom, together with five first-floor Bedrooms (the Master enjoying an En-Suite), and a family Bathroom.

The property is positioned within generous gardens which lie to the front and rear of the property, with the former of these featuring an extensive gravelled driveway offering space for a number of vehicles and flanked to one side by an area of lawn, all retained within established high-level hedging which provides an admirable sense of privacy. The rear gardens enjoy a desirable southerly aspect and stand as a wonderful complement to the home, whilst comprising an attractive paved patio area ideal for outdoor dining and entertaining, this leading on to an expanse of lawn bordered by mature floral beds.

**SITUATION**  
The property is conveniently situated on the edge of the thriving market town of Wem. The amenities include a selection of shops with a supermarket, a range of leisure and social amenities including swimming pool, tennis courts, bowling green and cricket club. The town also benefits from a rail service linking south to Shrewsbury or north to Nantwich and Crewe. Wem is also well placed for a number of centres including Wrexham, Shrewsbury, Telford, The county town of Shrewsbury is quickly accessible and offers an excellent shopping centre and an extensive range of social and leisure amenities whilst a northern link bypass allows easy access to the A5 and there on to the M54 and M6 motorways.

**SCHOOLING**  
Within a convenient proximity are a number of well-regarded state and private schools, including St.Peters C of E Primary, The Thomas Adams School, Newtown C of E Primary, Woodlands School, Ellesmere College, Moreton Hall, Adcote School for girls, Packwood Haugh, Presfelde Prep, and Shrewsbury High School.

**THE PROPERTY**  
The property provides principal access into a Reception Hall where stairs rise to a first floor and a door leads immediately to the right into an impressively proportioned Living Room with bay-window onto the front elevation and patio doors opening directly into the rear gardens, alongside a centrally positioned "living flame" gas fire, with double-opening doors leading from the Living Room into an open-plan Kitchen/Dining Room which features a partially enclosed kitchen area containing a range of base and wall units, with two garden facing windows, a rear access door, and ample space for a seating/dining area.

Also accessed from the Reception Hall is a versatile Snug/Family Room which offers excellent potential for a variety of usages, be that as a home office or second reception room, with, situated alongside this, a cloakroom completing the ground floor living accommodation, which is positioned close to a door which provides internal access to the double garage.

Stairs rise from the Reception Hall to a first floor galleried landing with a recessed storage cupboard. From where, doors lead into five well-proportioned Bedrooms ideal for larger or growing families, with the Master enjoying an En-Suite Bathroom and integrated storage. The first floor accommodation is completed by a family Bathroom which contains both shower and bath, alongside a sink and low-flush WC.

**OUTSIDE**  
The property is accessed off Fismes Way, a popular road positioned within a well-regarded development on the perimeter of Wem, onto a generous gravelled driveway providing space for a number of vehicles and flanked to one side by an area of shaped lawn, with the driveway culminating at an integral double garage (approx 4.98m x 4.92m) with power and light laid on

The rear gardens are a particularly notable feature of the property and enjoy a pleasing southern aspect, allowing sun throughout the day. The rear gardens are presently feature an attractive paved patio area which offers excellent potential for al fresco dining or sitting out, this leading on to an expanse of well-tended shaped lawn bordered by floral bed, with an mature rear hedge boundary.

**THE ACCOMODATION COMPRISES**  
- Ground Floor -  
Entrance Hall:  
Living Room: 6.36m x 3.92m  
Kitchen/Breakfast Room 6.80m x 3.32m  
Snug: 3.23m x 3.03m  
Cloakroom:

- First Floor -  
Bedroom One: 6.69m x 4.96m  
En-Suite:  
Bedroom Two: 4.07m x 3.03m (max)  
Bedroom Three: 3.94m x 3.22m  
Bedroom Four: 3.67m x 1.88m  
Bedroom Five: 3.09m x 2.98m  
Family Bathroom:

**W3W**  
///second.haystack.prove

**DIRECTIONS**  
From Shrewsbury proceed north along the A528 towards Wem. At Harmer Hill continue on the B5476 towards Wem. On arrival in Wem and at the junction by the church turn right into the town. Continue for a short distance taking the left turn onto the Whitchurch Road. Proceed along and then take the right turn into Fismes Way.

**PLANNING PERMISSION**  
Planning permission for the erection of a single storey rear extension to the property was granted in June 2024; for further detail please contact the agent or visit the local planning portal (ref 24/01044/FUL)

**SERVICES**  
We understand that the property has the benefit of mains gas, electric, water, and drainage. The property also benefits from 4kW solar panels system that delivers energy to both a solar battery storage unit and a hot water cylinder, with any surplus electricity exported to the national grid under a feed-in tariff scheme.

**TENURE**  
The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

**LOCAL AUTHORITY**  
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

**COUNCIL TAX**  
The property is in band 'F' on the Shropshire Council Register.

**ANTI-MONEY LAUNDERING (AML) CHECKS**  
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**VIEWINGS**  
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.