

FOR SALE

32 Fothergill Way, Wem, Shrewsbury, SY4 5NX

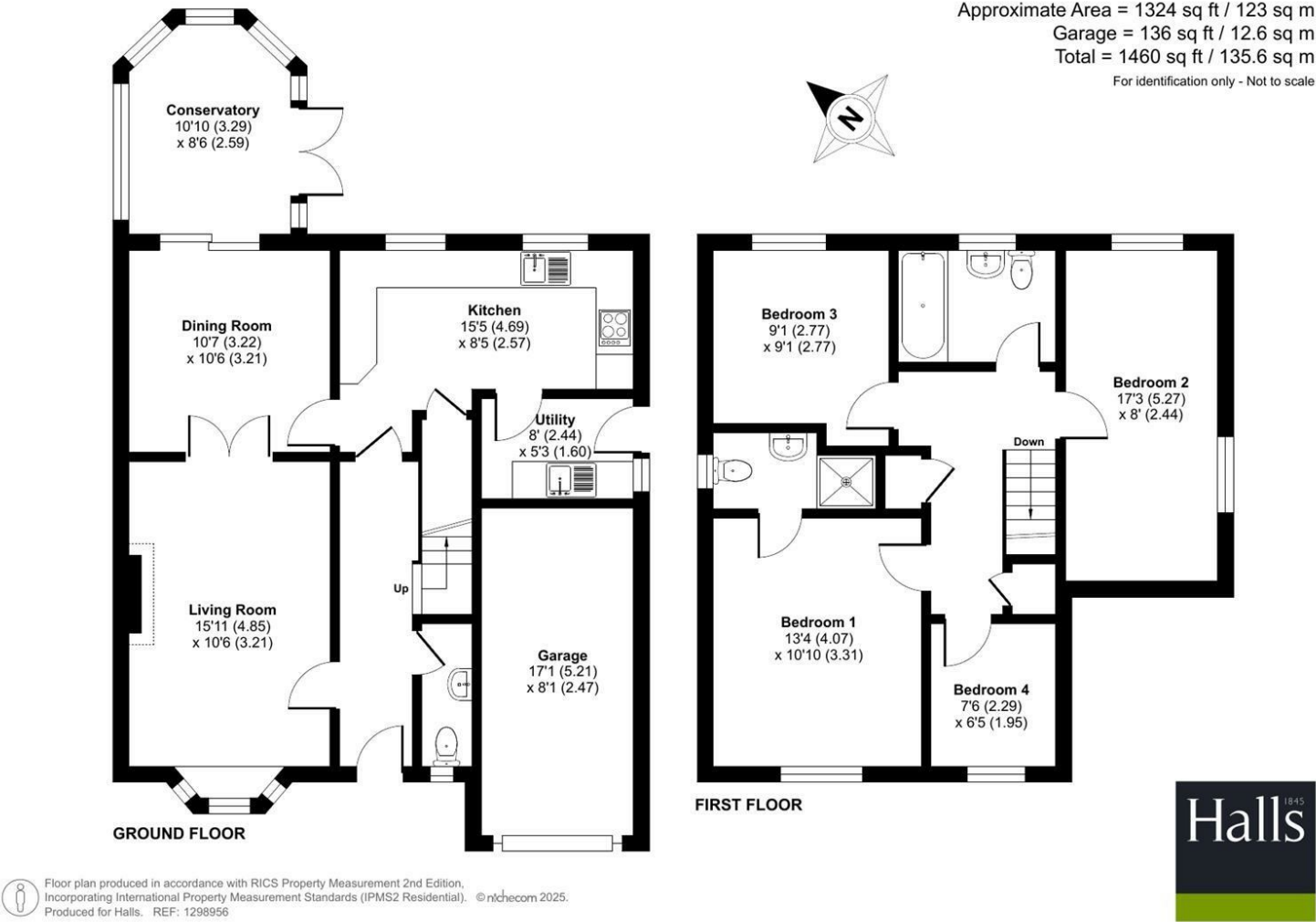


FOR SALE

Offers in the region of £275,000

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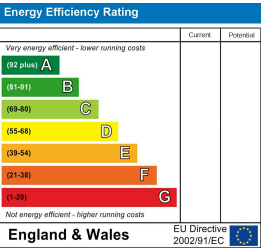
A well proportioned detached four-bedroom family home requiring comprehensive modernisation whilst benefitting from ample driveway parking, single garage, and rear gardens which overlook open countryside, conveniently situated in a popular location within the market town of Wem.



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



01691 622 602


Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
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Ellesmere (9 miles), Whitchurch (9 miles), Shrewsbury (11 miles).


All distances approximate.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Requiring Comprehensive Modernisation
- Family Home
- Driveway and Garage
- Front and Rear Gardens
- Overlooking open Countryside
- Popular Location

DESCRIPTION

Halls are delighted with instructions to offer 32 Fothergill Way in Wem for sale by private treaty.

32 Fothergill Way is a detached four-bedroom property which enjoys a thoughtfully designed layout ideally suited to families, with around 1320 sq ft of living accommodation arranged over two floors, these currently comprising, on the ground floor, an Entrance Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Utility Room, and Cloakroom, together with four first floor Bedrooms (the Master boasting an En-Suite) and a family Bathroom.

The property now offers excellent potential for comprehensive improvement and modernisation.

The property is complemented by front and rear gardens, with the former of these featuring an expanse of shaped lawn interspersed by floral and herbaceous beds, whilst flanked to one side by a tarmac driveway which leads onto the attached garage. The rear gardens are a notable feature of the home and overlook open farmland to the rear, with a rear gate which allows secondary access onto a quiet country lane.

SITUATION

The property is attractively situated in a popular residential area on the western outskirts of Wem, located on the edge of the development, with wonderful views to the rear over open farmland. The property has ready access to town amenities including a selection of shops and a supermarket, swimming pool and other leisure facilities, schools, churches, social amenities and a rail service. For those with a keen interest in golf, Hawkstone Park Golf Club is easily accessed at the nearby village of Weston Under Redcastle. Commuters will note that Shrewsbury offers an excellent shopping and social centre with the northern bypass linking through to the A5/M54 motorway and Telford.

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 the first floor and a door leads immediately to the left into a generously proportioned Living Room with bay window onto the front gardens and ample space for seating, alongside double-opening doors which open into a dedicated Dining Room which could readily serve as a Family Room or Office, and from where sliding doors provide access into a Conservatory with glazing onto three sides allowing views across the rear gardens, and with patio doors which exit onto the same.

The Reception Hall culminates at a door into the Kitchen/Breakfast Room, with the room also being accessible directly from the Dining Room, this featuring a selection of base and wall units with surfaces over, alongside a window onto the rear and space for seating or breakfast table; with a recessed storage cupboard positioned beneath the stairs. From the Kitchen, a further doors leads into a useful Utility Room with space for white goods and a side access door. The ground floor accommodation is completed by a Cloakroom situated next to the front door.

Stairs rise to a first floor landing with recessed Airing Cupboard, and from where doors allow access into four Bedrooms, with the Master enjoying an adjoining En-Suite Shower Room, as well as a family Bathroom which contains a suite comprising bath, low-flush WC, and hand basin.

OUTSIDE

The property is approached over a tarmac driveway which leads on to an attached single Garage with power and light laid on and up-and-over front access door; the driveway is flanked to one side by attractive front gardens featuring an expanse of lawn interspersed by floral and herbaceous beds.

The rear gardens are a notable feature of the property and back onto a quiet country lane, accessed directly from the gardens by a mid-height gate, which separates the property from open farmland, with pleasant rural views provided. The rear gardens allow scope for landscaping whilst presently featuring a further expanse of lawn bordered by established shrubs and hedging.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Entrance Hall
Living Room: 4.85m x 3.21m
Dining Room: 3.22m x 3.21m
Kitchen/Breakfast Room: 4.69m x 2.57m
Utility Room: 2.44m x 1.6m
Cloakroom
Conservatory: 3.29m x 2.59m

- First Floor -
Master Bedroom: 4.07m x 3.31m
En-Suite Shower Room
Bedroom Two: 5.27m x 2.44m
Bedroom Three: 2.77m x 2.77m
Bedroom Four: 2.29m x 1.95m
Family Bathroom

W3W

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DIRECTIONS

From Shrewsbury take the northerly route (A528 linking to B5476). On entering Wem proceed to the 'T' junction by the church, turn left, follow this road through a sharp 'S' bend and up to the Ford Sales Garage and then take the next left turning into Fothergill Way. Follow the estate road for about 150 metres and the property will be seen on the right hand side, identified by a Halls "for sale" board.

SERVICES

We understand that the property has the benefit of mains water, gas, electricity and drainage.

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 'E' on the Shropshire County 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.