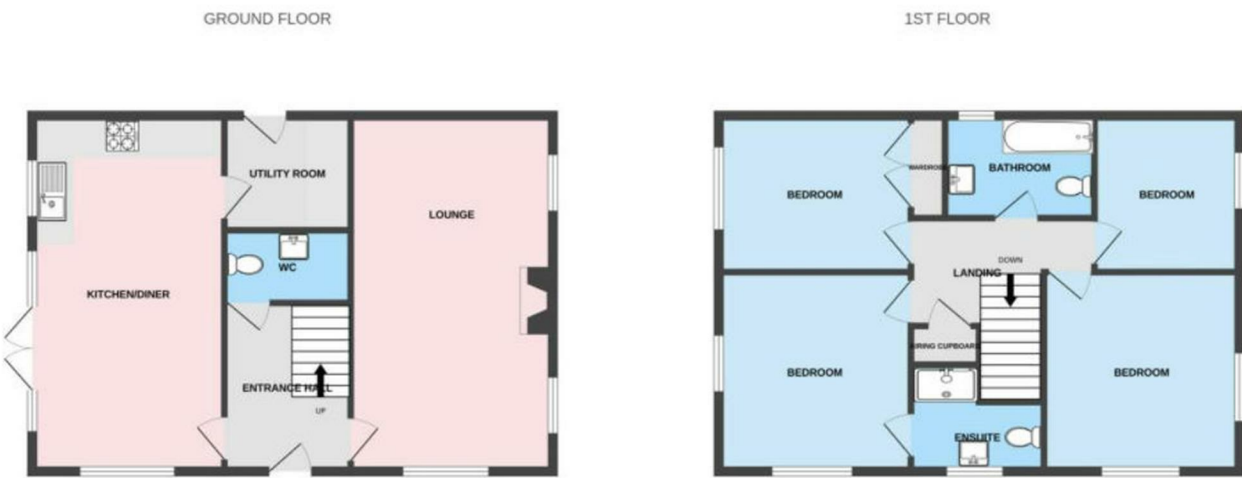


FOR SALE

10 Isherwoods Way, Wem, SY4 5GD



FOR SALE

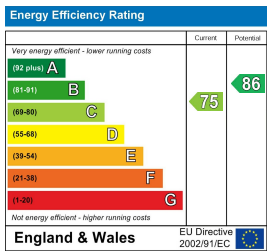
Price £275,000

10 Isherwoods Way, Wem, SY4 5GD

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 modern family home with well laid out accommodation and offered for sale with NO ONWARD CHAIN.




01743 236 444


Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@halls.gb.com




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2 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- NO ONWARD CHAIN
- Well proportioned rooms
- Walled gardens
- Driveway parking
- Detached Garage
- Close to local amenities

DIRECTIONS
From Shrewsbury follow the A528 to Hamer Hill, leading onto the Wem Road (B5476). Continue on this road up to Wem, at the first roundabout take the first exit onto Mill Street. Follow this road to the junction at the end and take the right onto the High Street, at the next roundabout take the 2nd exit onto Isherwoods Way. The property will be identified a little way up on the left hand side.

SITUATION
The property occupies an enviable position in the heart of this popular market Town, perfect for commuters with the Railway Station being a short stroll away with links to the County Town of Shrewsbury, Crewe and London. Wem is totally self sufficient with amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall. There are good recreational facilities including a swimming pool and a regular bus service to Shrewsbury.

DESCRIPTION
Occupying an enviable position in the heart of this popular North Shropshire market Town with excellent amenities and ideal for commuters being a short stroll from the Railway Station with links to Shrewsbury, Crewe and London.

ACCOMMODATION
The accommodation briefly comprises Reception Hall with Cloakroom, lovely through Lounge, excellent through family Dining Kitchen, Utility, Principal Bedroom with en suite, 3 further generous Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with Garage and walled Garden.

RECEPTION HALL
Covered entrance with door opening to Reception Hall with under stairs storage, wooden floor covering, radiator.

CLOAKROOM
With suite comprising WC and wash hand basin. Radiator.

LOUNGE
A lovely through room having windows to the front and side. Feature fire place housing living flame gas fire, media point, wooden flooring, radiators.

FAMILY KITCHEN DINER
Another generous through room naturally well lit from windows to the front and side and double opening French doors leading onto the garden. The Kitchen is fitted with with range of cream fronted shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over with integrated dishwasher with matching fascia panel. Inset 4 ring hob with extractor hood over and double oven and grill beneath, matching range of eye level wall units. Ample space for fridge/freezer, tiled flooring throughout, radiator.

UTILITY ROOM
Having single drainer sink set into base cupboard with worksurface extending to the side with space for washing machine, wall mounted gas central heating boiler, radiator, continuation of tiled floor and door to the rear.

FIRST FLOOR LANDING
From the Reception Hall staircase leads to First Floor Landing with access to roof space and off which lead

PRINCIPLE BEDROOM
With window overlooking the front, radiator.

EN-SUITE SHOWER ROOM
Having large shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

BEDROOM TWO
Having window to the side, radiator.

BEDROOM THREE
With window overlooking the front, radiator.

BEDROOM FOUR
With window to the side, radiator.

FAMILY BATHROOM
Having suite comprising panelled bath, pedestal wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE
The property is approached over driveway with parking and leading to the Garage with up and over door, power and lighting, personal door to the rear. The front is from the wrought with wrought iron fencing and mature hedging. The Rear Garden is laid to lawn with paved sun terrace, flower and shrub beds and large paved area to the rear. Enclosed with attractive brick walling.

GENERAL REMARKS

FIXTURES AND FITTINGS
Only those items described in these sale particulars are included in the sale.

SERVICES
Mains water, electricity, drainage and gas are understood to be connected. Gas fired central heating system. None of these services have been tested.

TENURE
We are advised the property is Freehold . There is an annual service charge of £170. Purchasers must confirm via their solicitor.

COUNCIL TAX
The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWING
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@halls.gb.com