



WOR YAM

WHITCHURCH ROAD | WEM | SHREWSBURY | SY4 5EU



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Shrewsbury Town Centre 12 miles | Whitchurch 10 miles | Birmingham 56 miles
(all mileages are approximate)

AN INCREDIBLY IMPRESSIVE ARCHITECT DESIGNED NEW BUILD
DETACHED FAMILY HOME WITH SPACIOUS, FLEXIBLE AND
WELL LAID OUT ACCOMMODATION SET
OVER TWO FLOORS WITH A EAST TO WEST ORIENTATION.

Occupies a wonderful position in the town with front and rear gardens
Quality finish throughout
Expansive kitchen/breakfast/family room with bi fold doors leading to the rear gardens
2 large reception rooms
Underfloor heating on ground floor
2 bedrooms with en suites, 2 further double bedrooms and a family bathroom
Private driveway parking leading to a detached garage



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What three words - [///sunblock.marginal.hacksaw](http://sunblock.marginal.hacksaw)

SITUATION

The property is situated in a popular residential area of Wem. Positioned only a short distance from the centre of Wem, which has an excellent range of local shopping, recreational and educational facilities. The larger centres of Whitchurch (10 miles), Ellesmere (10 miles) and Shrewsbury (12 miles) are within easy motoring distance, all of which have a more comprehensive range of amenities and facilities. There is also a railway station close by which is on the Manchester to Cardiff line and goes via Crewe.



THE PROPERTY

Wor Yam is an incredibly impressive architect designed new build 4 bedroom detached family home with spacious, flexible, flowing and well laid out accommodation set over two floors with a east to west orientation offering over 2,500 sq ft in total. The property has been finished to an incredibly high standard with the thought of modern family living at the forefront to offer a spectacular hub of the house kitchen/dining/family area as well as providing two further well-proportioned reception rooms. On the first floor there are two bedroom suites with en suite shower room, two further large double bedrooms and a family bathroom.

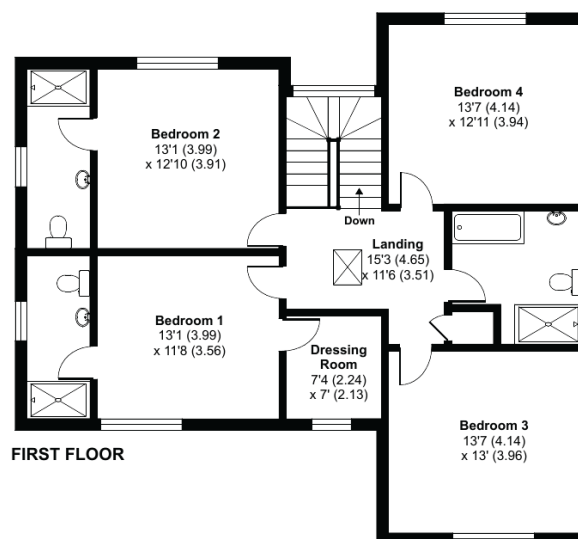
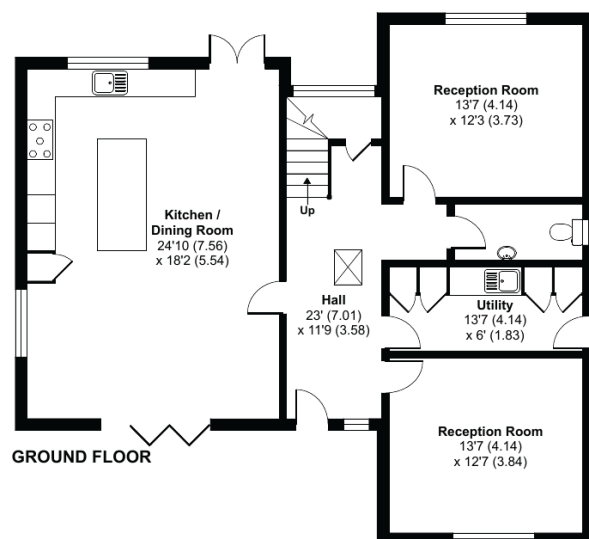
The benefits of this property include contemporary grey internal doors, LVT flooring throughout the ground floor with carpet laid from the staircase and through the landing into the bedrooms. As you rise up the glass panelled staircase, there is a large feature window and glass roof over the landing. All the bathrooms are contemporary in style with thermostat control showers, mirrors with LED lights and heated towel rails. There are TV, satellite and data points in all rooms, a security system in house with full zoning control, external lighting with PIR contro, and the property comes with a 10 year CML professional consultants certificate.

Approximate Area = 2264 sq ft / 210.3 sq m

Garage = 277 sq ft / 25.7 sq m

Total = 2541 sq ft / 236 sq m

For identification only - Not to scale



DESCRIPTION

The kitchen/dining/family room has the kitchen area set to one side that incorporates a selection of wall and floor units with large pan drawers, there is a large island and a range of built in appliances that include an oven, combination oven & microwave, large 5 ring hob, dishwasher and fridge freezer. The worktops are made of quartz and there is also under counter lighting. The living area has bifold doors which open up to the front gardens and the patio area perfect for al fresco entertaining. Next to the kitchen are French doors leading to the rear gardens. There are two further reception rooms, one to the front and one to the rear, a utility room with storage cupboards, a sink and space for a washing machine and tumble dryer. The utility room also has access to the side of the property. Completing the ground floor accommodation is the guest WC and large reception hall.

On the first floor there is the principle bedroom suite with dressing room, views over the front gardens and a contemporary en suite shower room. Bedroom 2 also has a contemporary en suite shower room and is located to the rear of the house. The remaining two bedrooms are serviced by a delightful bathroom with separate bath and walk in shower.



OUTSIDE

The property is approached off the road via an unadopted lane and this leads to a private driveway with plenty of space for parking several vehicles and the detached double garage with insulated electric door. The garage has lighting, power points and water inside. There is the potential for the vendor to add an electric sliding gated access subject to negotiation.

GARDENS

The gardens to the front and rear are mostly laid to lawn and are enclosed by timber fences. There are two separate patio areas both front and rear with paving 360 degrees around the property. There are outside water taps.



FIXTURES AND FITTINGS

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

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

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

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ.

Tel: 01743 236444.

Email: shrewsbury@hallsgb.com.



IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with

regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.

