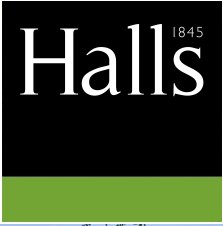
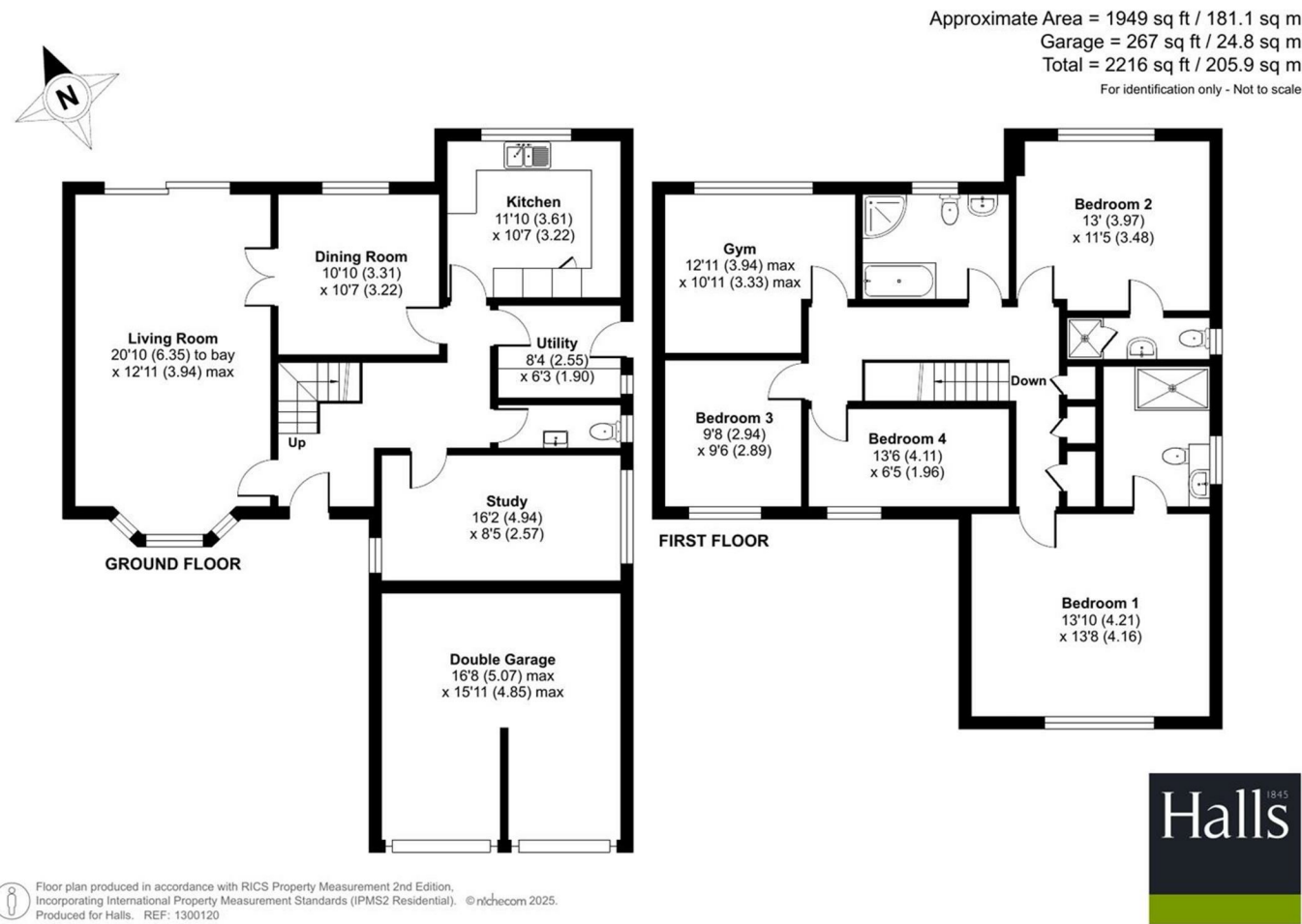


FOR SALE

25 Fothergill Way, Wem, Shrewsbury, SY4 5NX



FOR SALE

Offers in the region of £475,000

25 Fothergill Way, Wem, Shrewsbury, SY4 5NX

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



A beautifully presented modern 5 bedroom family home with lovely, flowing living accommodation, situated on a large corner plot on this sought after development.



01743 236 444

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



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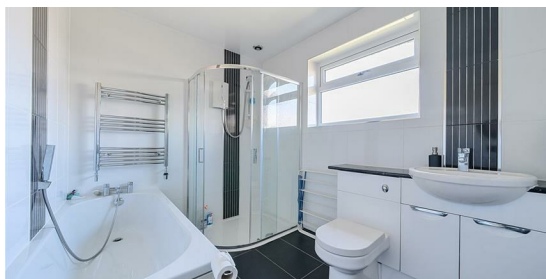
3 Reception
Room/s



5 Bedroom/s



3 Bath/Shower
Room/s



- **Spacious family home with flowing accommodation**
- **Front and rear gardens**
- **3 reception rooms**
- **5 bedrooms and 3 bathrooms on first floor**
- **Situated on a larger than average plot**
- **Large private driveway leading to garage**

DIRECTIONS

From Shrewsbury take the northerly route (A528 linking to B5476). On entering Wem proceed to the 'T' junction by the church, turn left, and 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 left hand side, identified by a Halls "for sale" board.

SITUATION

The property is attractively situated in a popular residential area on the western outskirts of Wem, located on the edge of the development. The property has ready access to town amenities including a selection of shops and a supermarket, a 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.

DESCRIPTION

25 Fothergill Way is a substantial family home offering wonderfully spacious and flowing accommodation. The property has a lovely reception hall with doors leading from here to the principal rooms. The main sitting room spreads the depth of the property and over looks the front gardens and driveway and has sliding doors to the rear patio and gardens beyond. This is a lovely light and bright room.

Adjacent to the sitting room is a dining room, perfect for entertaining guests or enjoying more formal meals. The spacious kitchen has white units and splashback tiles with a range of wall and floor units and built in appliances. The wall between the kitchen and dining room could be removed (with the necessary building regulations) to create a breakfast kitchen. Completing the ground floor layout are a utility room, WC/cloakroom, and a large study which could be used a playroom or downstairs bedroom.

On the first floor, there are 5 well proportioned bedrooms. The principal bedroom has a large well appointed ensuite shower room. Bedroom two also benefits from its own ensuite, ideal for guests or older children.

The family bathroom is beautifully appointed with both a shower cubicle and a separate bath.

OUTSIDE

To the front there is a double garage and large driveway offering parking for several vehicles. The front gardens are well maintained.

The rear gardens offers a lovely private space for Alfresco entertaining and has two patio areas with a large lawned area.

GENERAL REMARKS

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.

FIXTURES AND FITTINGS

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

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

COUNCIL TAX

The property is in Council Tax band 'D' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.