



**Woryam, Fir Tree Lane, Wem SY4 5EU**

New build 4 bedroom detached house & detached double garage—£675,000 Freehold

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Coopergreenpooks.co.uk

£675,000 Freehold—New build 4 bedroom detached house & detached double garage

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**This unique and very impressive family home has been newly built to a high specification along with a detached double garage, whilst offering fantastic accommodation (235sq m) in a lovely setting, just a few minutes' walk from the local schools, parks, town centre and train station.**

## KEY FEATURES

- Light, spacious and extremely well-designed accommodation with lots of individual features, as well as double glazed windows and zone controlled underfloor central heating.
- Covered entrance area to a spacious hall with cloakroom and utility room which also provides side access.
- Superb open plan kitchen/family room with dining area, windows to 2 elevations, as well as glazed double french doors opening to front garden and further bi folding doors opening to rear garden.
- High quality fitted kitchen and island unit with breakfast bar, quartz worksurfaces and integrated appliances including 5 ring hob, single oven, combination oven, fridge freezer and dishwasher.
- 2 separate good sized living rooms, one of which would make a great home office if required.
- Feature staircase with glazed screens and half landing from hall to the main landing area, which has a large feature window and roof light.
- 4 large double bedrooms as well as 2 very well fitted en suite shower rooms and family bathroom with separate shower. The main bedroom also has an en suite dressing room.
- Immaculate interior with wood effect flooring and matching doors, as well as newly fitted quality carpets.
- Extensive gravelled driveway providing parking for several cars and also access to a detached double garage with electric door, power and light.
- Well situated in a lovely mature plot with good sized and attractively landscaped gardens to the front and rear, which are mainly lawned with established trees and block paved pathway/sun terracing.
- About a 5-minute walk from the High Street, local schools, park and playground, tennis and football clubs. Wem mainline train station is also just a 5-minute walk from the property and provides direct access to both Crewe and Shrewsbury.
- The property is being sold vacant with no onward chain.

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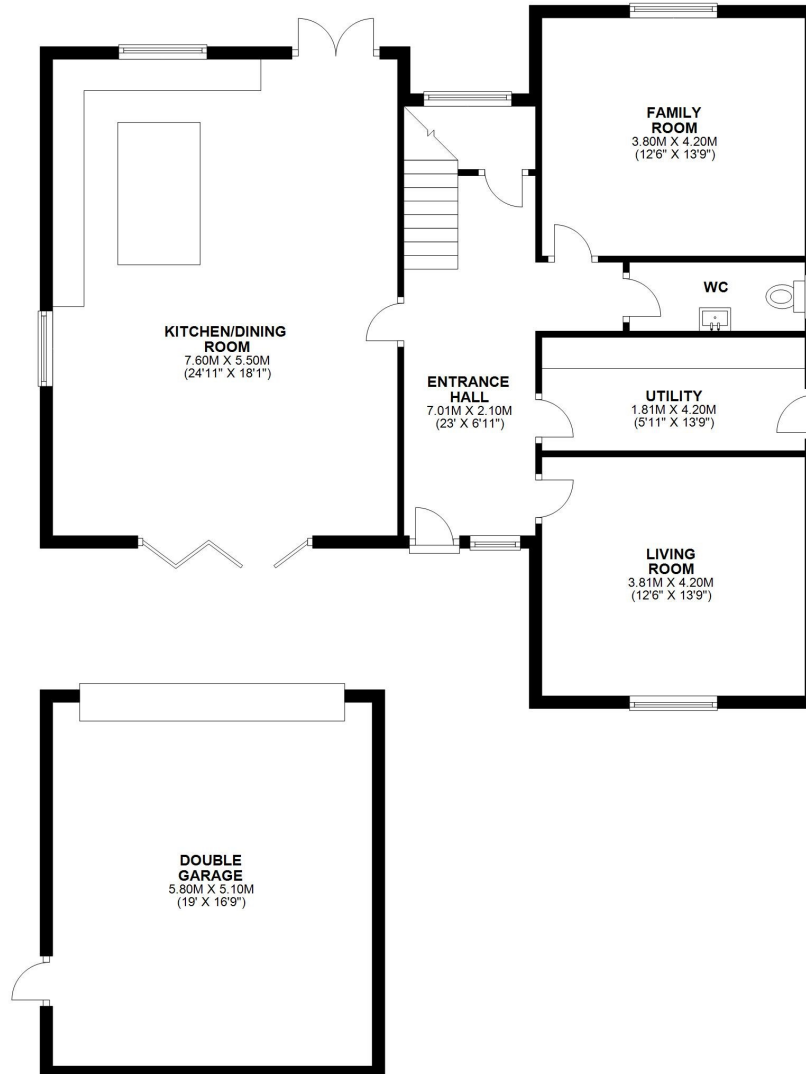
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## GROUND FLOOR

APPROX. 132.5 SQ. METRES (1426.1 SQ. FEET)



## FIRST FLOOR

APPROX. 102.9 SQ. METRES (1107.8 SQ. FEET)



TOTAL AREA: APPROX. 235.4 SQ. METRES (2533.9 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanIt.









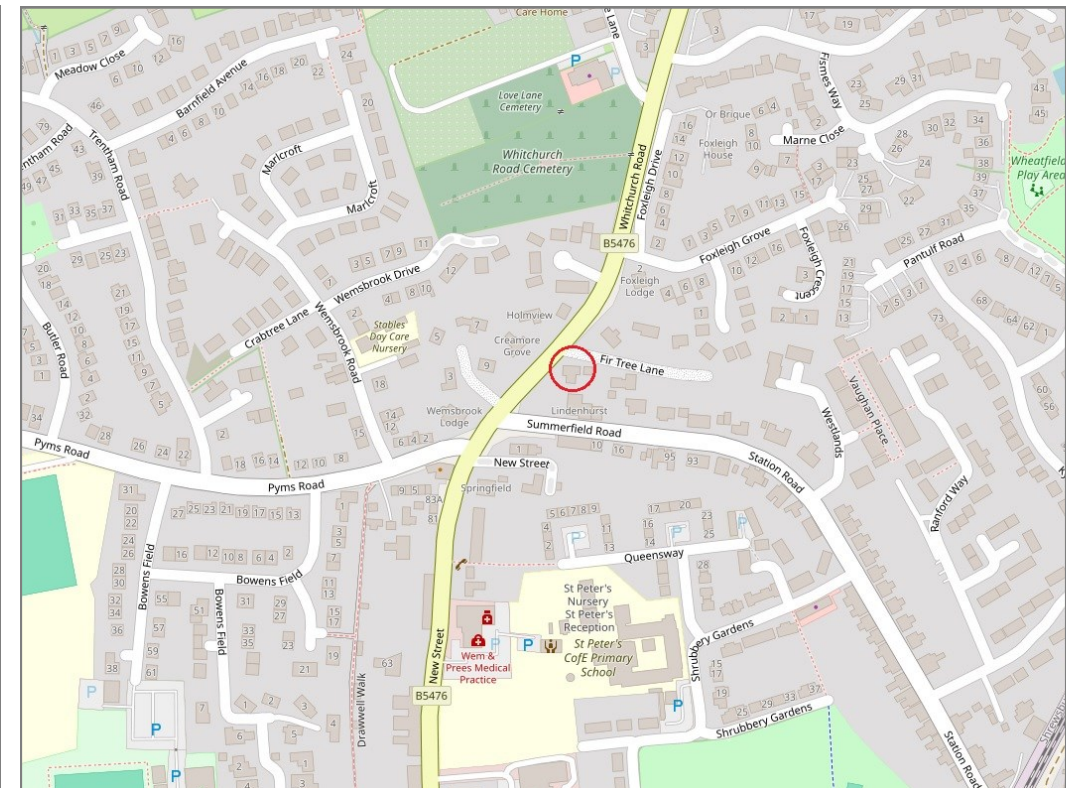
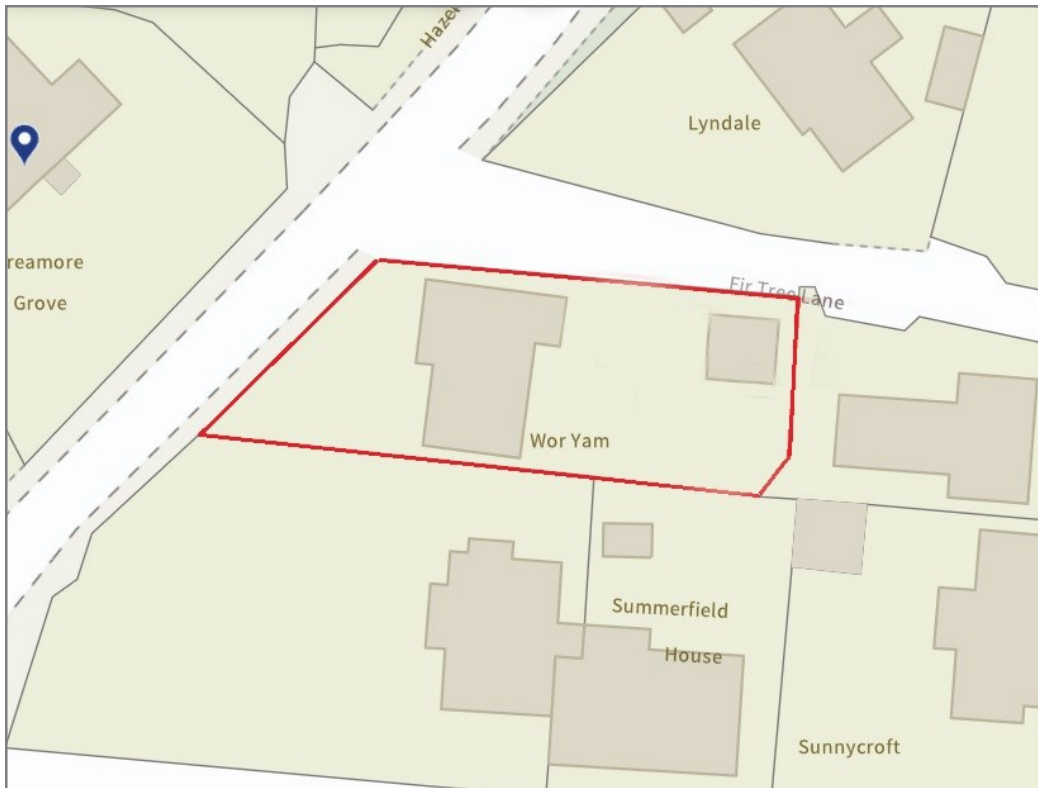




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**BOUNDARIES NOT CONFIRMED**

|                 |   |
|-----------------|---|
| Tenure          | <b>Freehold</b>                         |
| Local Authority | <b>Shropshire Council</b>               |
| Council Tax     | <b>Band D</b>                           |
| EPC Band        | <b>Band B</b>                           |
| Services        | <b>All mains services are connected</b> |

**Expert mortgage advice available**  
3 Barker St, Shrewsbury SY1 1QF  
**Cooper Green Pooks**  
**01743 276666**



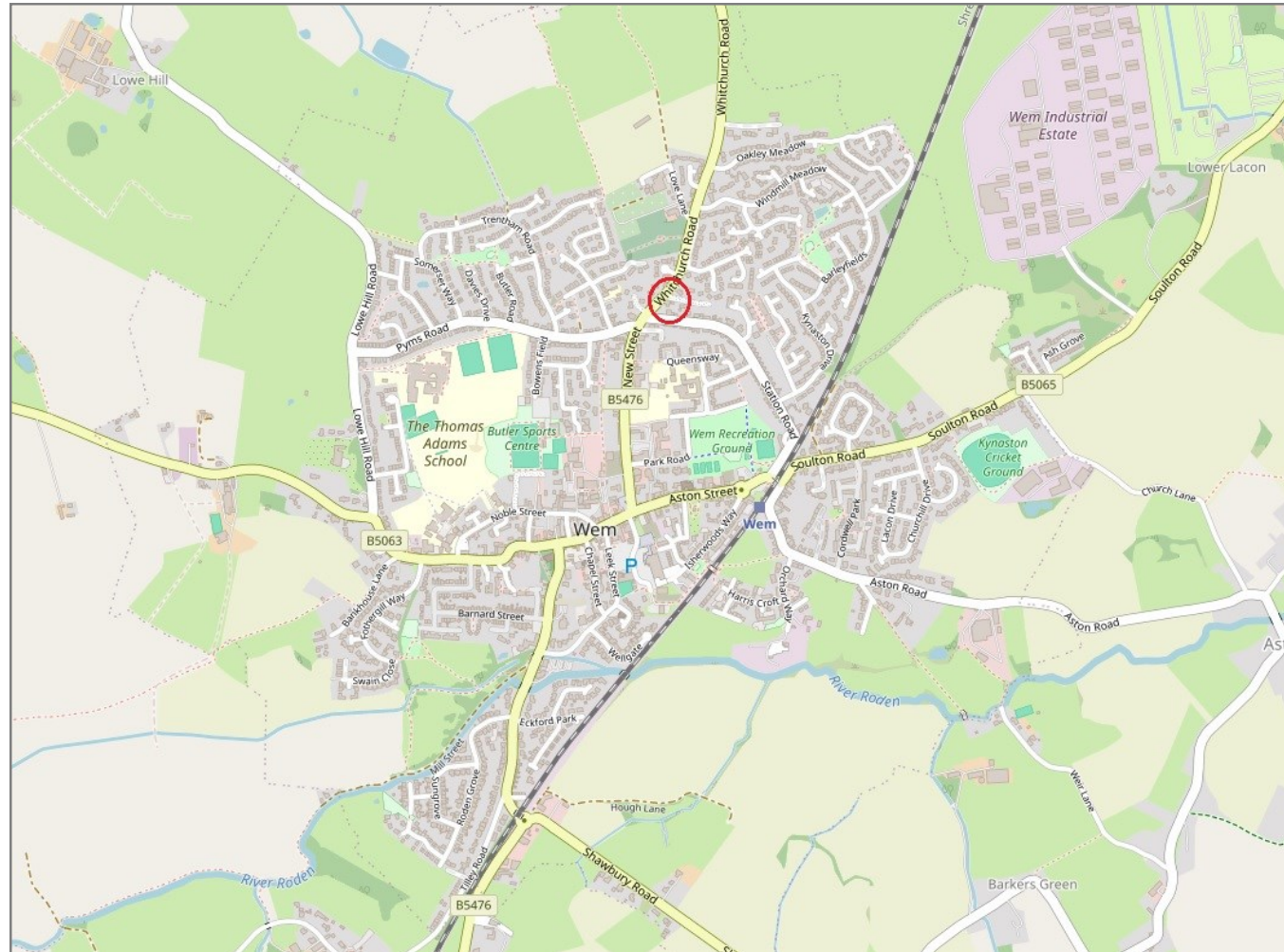
Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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**Agents Note:** The vendor has asked that buyers pay a reservation fee upon agreeing to purchase the property. This will form part of the sale price and be held by the vendors solicitor.

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