

**FOR SALE**

Offers In The Region Of £800,000

Springfields Shrewsbury Road, Wem, Shrewsbury, Shropshire, SY4 5PW

Springfields is a wonderful and spacious family home with large gardens and grounds extending to just under 6 acres. There is an additional 10.25 acres to purchase adjacent to the gardens via separate negotiation. The house has a hall, 3 reception rooms, breakfast kitchen, utility & W.C. There are 4 bedrooms, 2 bathrooms, triple garage and self contained office suite. There are 2 large pig units and a stable block with 4 loose boxes and a tack room.





- Spacious Family Home with 6 Acres
- Hall, Lounge, Dining Room
- Breakfast Kitchen, Garden Room
- Utility & Cloaks with W.C
- 4 Bedrooms, 2 Bathrooms
- Triple Garage Block with Office
- Large Landscaped Gardens
- Two large Pig Units, Stables
- Option to Acquire more Land
- Double Glazed Windows, Oil C.H

LOCATION

Springfields is located about a mile south of Wem and is surrounded by open countryside. It is situated just off the Shrewsbury to Wem road which gives great access to the town of Wem and into the larger town of Shrewsbury.

Wem has an excellent high street with a variety of local artisan shops, there is a Co Op Supermarket, junior and secondary schools and a railway station which is on the Cardiff to Manchester line. There are a number of acclaimed public schools locally in Shropshire including Shrewsbury High School, Prestefelde, Shrewsbury School, Ellesmere College, Packwood Haugh and Wrekin College.

BRIEF DESCRIPTION

The property briefly comprises reception hall, sitting room, dining room garden room with log burning stove and large breakfast kitchen. Off the kitchen is a utility room and cloaks with W.C. To the 1st floor is a master bedroom suite with en suite shower room and dressing area. There are 3 further bedrooms and a spacious modern family bathroom. The house has double glazed windows and oil fired central heating. Attached to the house is a triple garage with office suite and store area above. This could be converted into ancillary accommodation if required.

Outside are large landscaped gardens to the front and side of the house and to the rear is a yard leading to the stable block, pig units and land.

There is to the southern boundary an additional parcel of land which measures 10.25 acres and could also be available to purchase for an additional amount.

ACCOMMODATION COMPRISES

Front entrance door opens into the

ENTRANCE HALL

There is a radiator and door into the lounge.

LOUNGE

20'9 max x 17'9 max (6.32m max x 5.41m max)
Feature fireplace with lpg living flame fire, double glazed windows to the front and gardens. There is an under-stairs store, sliding doors to the garden room and door to the dining room and kitchen.

DINING ROOM

14'1 x 10'7 (4.29m x 3.23m)
Double glazed window to the front and a radiator.

BREAKFAST KITCHEN

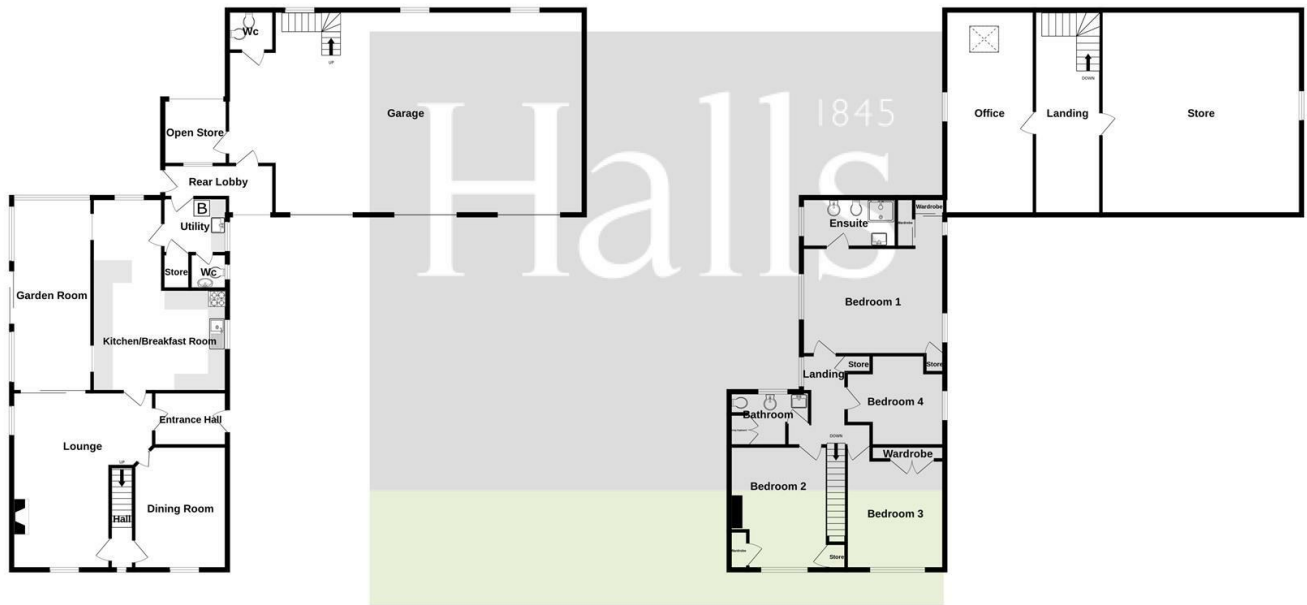
21'9 max x 15'8 max (6.63m max x 4.78m max)
Range of base and wall mounted units, extensive work top surfaces and a breakfast bar. There is a stainless steel drainer sink unit. space for tumble dryer, space and plumbing for dishwasher, tiled floor, spot lights and electric cooker. There is a window to the side from the kitchen area and a window from the breakfast area to the garden.

Open doorway through to the garden room.



Ground Floor

1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



GARDEN ROOM

22' x 9'1 (6.71m x 2.77m)

Double glazed windows and sliding doors overlooking the landscaped gardens. There is a feature log burning stove and tiled floor.

UTILITY ROOM

7'4 x 6'4 (2.24m x 1.93m)

Drainer sink unit, floor mounted oil fired boiler, space and plumbing for washing machine. Window to the drive and door to the rear lobby.

Door from the utility to cloaks with low flush W.C and wash hand basin.

1ST FLOOR LANDING

Stairs ascend from an inner hall between the lounge and dining room to the 1st floor landing where there is a window to the gardens and door to linen store.

BEDROOM ONE (REAR)

15' x 12'2 (4.57m x 3.71m)

Windows to the side and over the main garden with views over adjoining countryside. Door to store and radiators. There is an opening to a walk in wardrobe with fitted wardrobes with mirrored doors.

EN SUITE

Suite comprising shower enclosure, vanity unit with wash hand basin, low flush W.C and bidet. There is a radiator and window.

BEDROOM TWO (FRONT)

12'3 x 11'2 (3.73m x 3.40m)

Window with great views over the adjoining countryside and up towards Grinshill. There is a cupboard above the stair bulk head, built in wardrobe and wardrobe.

BEDROOM THREE (FRONT)

12'3 x 11'2 (3.73m x 3.40m)

Window with great views over the adjoining countryside and up towards Grinshill. Fitted wardrobes and radiator.

BEDROOM FOUR (SIDE)

12' x 8'7' (3.66m x 2.62m')

Recess with wardrobes and dressing table, double glazed window and radiator.

FAMILY BATHROOM

White suite comprising panelled bath, wash hand basin, low flush W.C and bidet. There is a radiator, airing cupboard and window.

GARAGE BLOCK WITH W.C

35' x 23' (10.67m x 7.01m)

There are 3 up and over doors, power and lighting. There are stairs that lead up from the garage to a 1st floor landing and doors that lead into the office and store. There is a door close to the staircase that leads to a W.C.

OFFICE

23'2 x 10'2 (7.06m x 3.10m)

Windows to the side and sky light.

STORE ROOM

23'2 x 20' (7.06m x 6.10m)

OUTSIDE

The property has 2 driveways one to the house and one to the yard and land to the rear. There is a big drive in front of the garage that is suitable for many cars. The main gardens are South facing surround the house and comprise lawns, mature flower borders and there is a paved patio area by the garden room.

At the bottom of the garden is a kitchen garden and to the rear of the garage block is useful covered area ideal for a log store.

YARD & OUTBUILDINGS

The other drive leads to a large yard with circular drive. There is access to the outbuildings and paddocks from this area. There is also access to the electrical unit housing the 3 Phase supply to the putbuildings.

PIG UNIT ONE

174' x 33' (53.04m x 10.06m)

This is split into one large pig unit and 3 smaller units. The building can provide a useful array of uses for any future owner. The unit has power, lighting and access to a water supply.

PIG UNIT TWO

60' x 21' (18.29m x 6.40m)

This unit was used for the rearing of piglets and also has power, lighting and access to water.

To the side of this is an open fronted store and sliding door to feed room.



STABLE BLOCK

There are 4 loose boxes measuring 11'9 x 11'6 (3.58m x 3.51m) and a tack room 11'6 x 8'2 (3.51m x 2.49).

Behind the stable block is an attached greenhouse.

LAND

The property has a large paddock that is to the side of the drive and to the rear of the outbuildings and measures approx 5 acres. The land has a water supply to a water trough.

ADDITIONAL LAND TO ACQUIRE

You will notice on the plan there is an area outlined in blue. This measures just over 10 acres and is available to purchase by separate negotiation. There is mains water close by to this land if any buyer needed a new connection. This has access from the property and there is also a separate gated access from the road. For further information please contact Halls Whitchurch Office.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at [rightmove.co.uk](https://www.rightmove.co.uk) & [Onthemarket.com](https://www.onthemarket.com)
WH1432 010524

DIRECTIONS

From Wem drive out on the Shrewsbury road and after about 3/4 of a mile the property is located on the right hand side.

What 3 Words: haven.skid.troubles

COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'F'. The cost for 2023 / 24 is £2,969.59. For clarification of these figures please contact Shropshire Council on 0345 6789002.

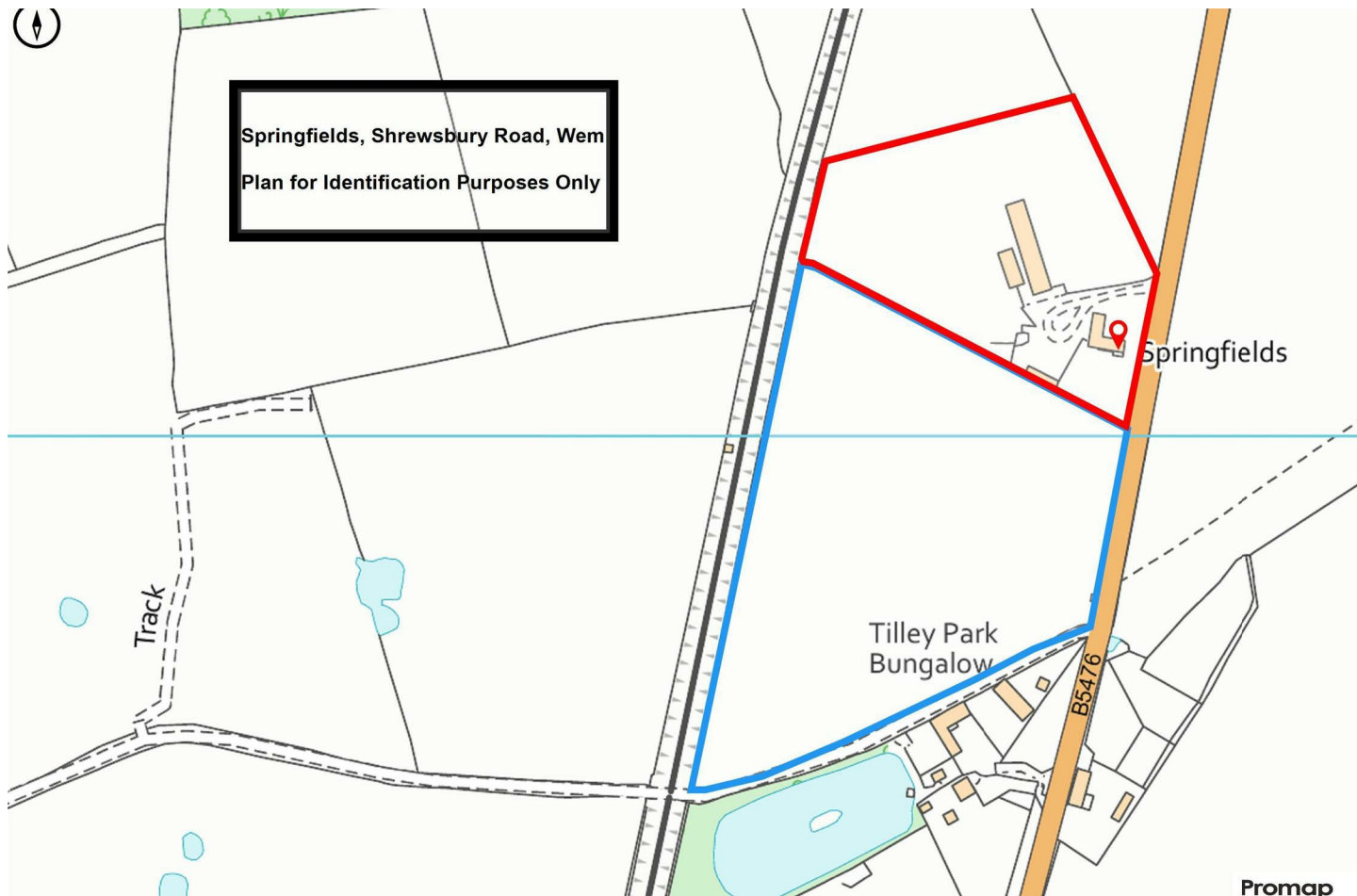
SERVICES

We believe that mains water and electricity are available to the property. The heating is via an oil fired boiler to radiators and drainage is to a newly installed (2024) treatment plan for up to 10 people.

TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

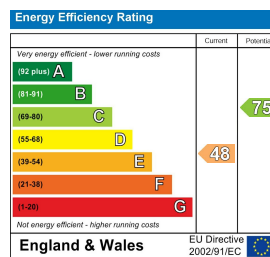
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01948 663 230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@halls.gb.com



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