

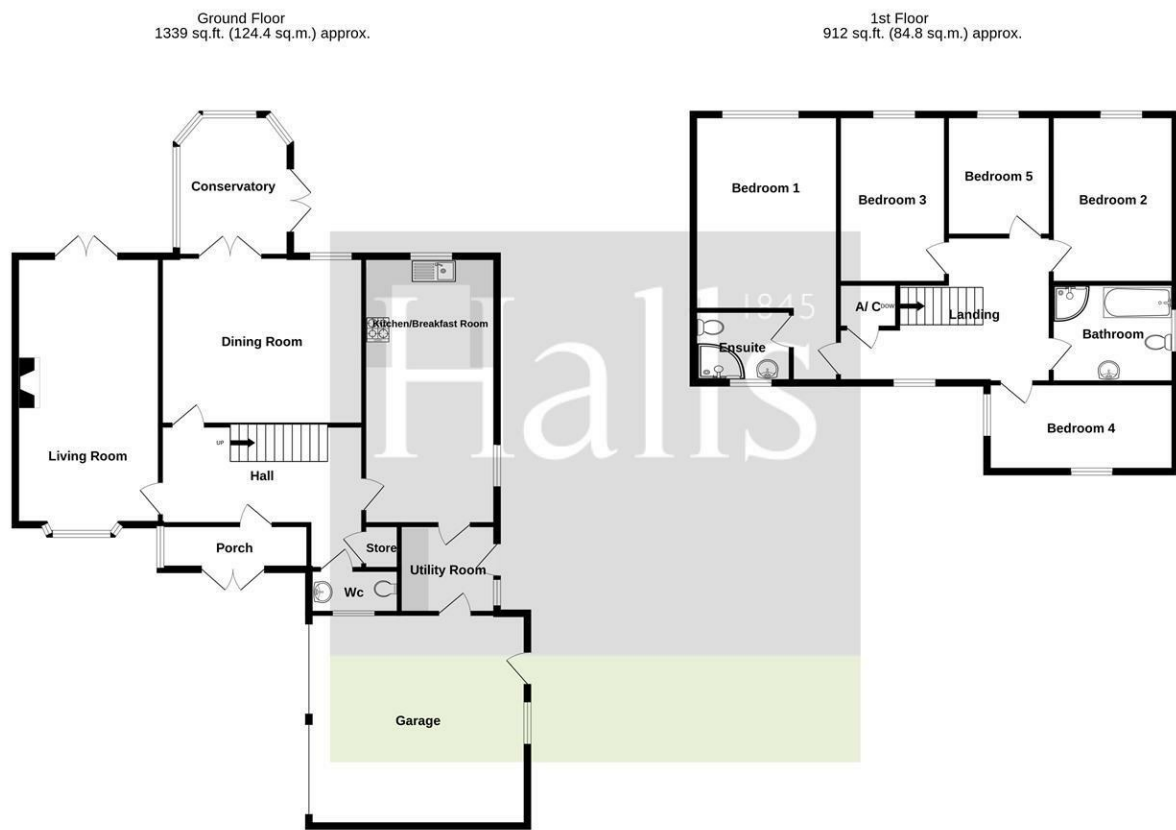
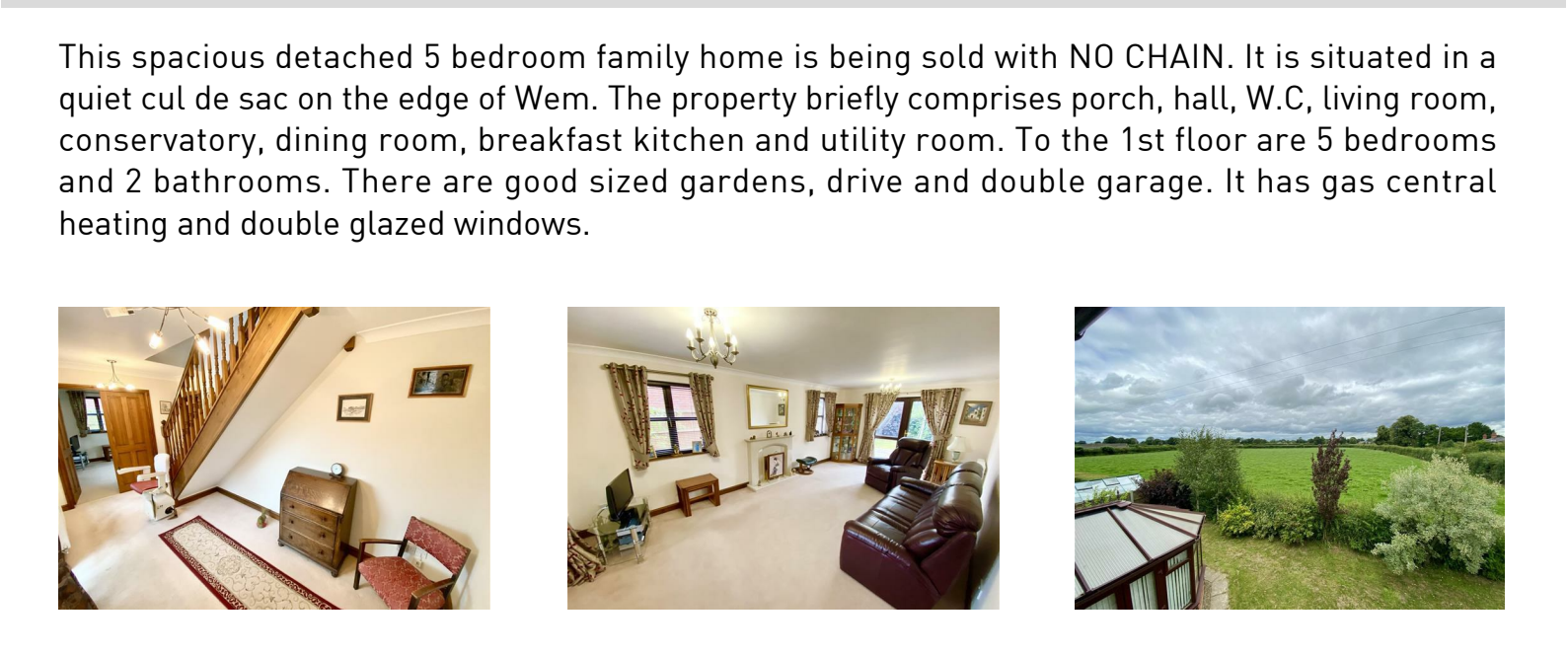
FOR SALE

6 Bazeley Way, Wem, Shrewsbury, SY4 5QN



FOR SALE Offers In The Region Of £495,000

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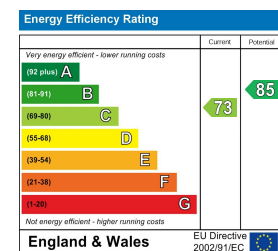
TOTAL FLOOR AREA : 2251 sq.ft. (209.2 sq.m.) approx.

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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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



01948 663 230

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



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Wem Centre 1/4 of a mile, Whitchurch 8 miles, Shrewsbury 13 miles, Ellesmere 10 miles. All distances are approximate.



3 Reception Room/s



5 Bedroom/s



2 Bath/Shower Room/s



- Spacious Detached 5 Bed House
- No Upward Chain, Hall
- Lounge, Conservatory, Dining Room
- Breakfast Kitchen, Utility, Cloaks
- 5 Bedrooms, 2 Bathrooms
- Large Gardens, Double Garage
- Double Glazed Windows
- Gas Fired Central Heating

Location

The property is situated on a corner plot of the cul de sac of Bazeley Way. This is in a popular residential area of Wem. It is a short distance from the centre of the popular town of Wem which has an excellent range of local shopping, recreational and educational facilities. The larger centres, also, of Whitchurch (8 miles), Ellesmere (9 miles) and Shrewsbury (10 miles) are within easy motoring distance, all of which have a more comprehensive range of amenities of all kinds. There is also a railway station in the town which is on the Manchester to Cardiff line.

Brief Description

This spacious family home is being sold with NO CHAIN. The accommodation comprises porch, reception hall, living room, conservatory, dining room, breakfast kitchen, utility and cloaks with W.C. To the 1st floor are 5 bedrooms and 2 bathrooms. The property has gas fired central heating and double glazed windows.

There are gardens to the front, side and rear which back onto farmland. There is a drive and double garage.

Accommodation Comprises

Double doors open into the entrance porch with quarry tiled floor and light point. Door into the

Reception Hall

16' x 7'3 (4.88m x 2.21m)
Windows to the front door to store cupboard and door into the

Cloakroom

Suite comprises low flush W.C, window, wash hand basin and radiator.

Living Room

21'3 x 11'6 (6.48m x 3.51m)
Feature walk in bay window to the front, there are windows either side of the fire place and there are double doors to the patio area in the rear garden.

Dining Room

16' x 13'4 (4.88m x 4.06m)
Windows to the rear, double doors to the conservatory and there is a radiator.

Conservatory

11'3 x 9'1 (3.43m x 2.77m)
Double glazed windows and doors. Power, lighting and a radiator.

Breakfast Kitchen

21'3 x 10'6 (6.48m x 3.20m)
Wide range of base and wall mounted units, extensive worktops, drainer sink unit and 5 ring gas hob. There is a double oven and integrated washing machine. There are windows to the side and rear garden, tiled floor, radiator and door through to the

Utility

7'9 x 7' (2.36m x 2.13m)
Base and wall mounted units, drainer sink unit, space for under the counter freezer and there is space and plumbing for a washing machine. There is a door into the garage and door to the gardens.

1st Floor Landing

Stairs ascend from the reception to a large spacious landing with a window to the front, radiator and door to the airing cupboard.

Bedroom One (rear)

15'5 x 11'6 (4.70m x 3.51m)
Windows with views over the gardens and fields beyond. There is fitted bedroom furniture including wardrobes, dressing table, chest of drawers and bed side tables.

En Suite

7'9 x 5'3 (2.36m x 1.60m)
White suite comprises large corner shower, low flush W.C, wash hand basin, radiator and window to the front.

Bedroom Two (rear)

13'4 x 9'3 (4.06m x 2.82m)
Window with a great view over the garden and adjoining countryside. There is also a radiator and light point.

Bedroom Three (rear)

13'4 x 8'5 (4.06m x 2.57m)
Window with a great view over the garden and adjoining countryside. There is also a radiator and light point.

Bedroom Four (front)

14'3 x 7' (4.34m x 2.13m)
Windows to the front and radiator.

Bedroom Five (rear)

9'9 x 8'4 (2.97m x 2.54m)
Window with a great view over the garden and adjoining countryside. There is also a radiator and light point.

Family Bathroom

9'3 x 7'4 (2.82m x 2.24m)
White suite comprising panelled bath, separate shower, low flush W.C and wash hand basin. There is a radiator and window to the side.

Outside

The property is accessed from the cul de sac to a drive that leads to the garage and front of the house. There is a flower border below the lounge window and there is access down the side of the garage into the gardens. There is a large area of garden to the side and rear which is mainly laid to lawn with flower borders and mature hedging.

Garage

17'3 x 16'8 (5.26m x 5.08m)
There are up and over doors, power and lighting, wall mounted boiler and door into the gardens.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watgate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at rightmove.co.uk & onthemarket.com
WH1522 220724 (Draft Details)

Directions

From the centre of Wem drive out on the Whitchurch Road passing the cemetery and Bazeley Way is on the left hand side. Drive into the cul de sac and go around to the right and the property is located in the corner.

What 3 Words: blame.clashes.certainly

Council Tax - Shropshire

The current Council Tax Band is 'F'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Tenure - Freehold

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