

**FOR SALE**

Offers in the region of £495,000

Grass Heys Wem Lane, Wem, Shrewsbury, SY4 5RT

Grass Heys is a wonderfully spacious detached family home benefitting from large gardens and land to just over two acres. The accommodation comprises large living room, dining room, breakfast kitchen, study / playroom and cloaks with W.C. To the first floor is a master bedroom with en-suite bathroom, three further bedrooms and a family bathroom. The property has double glazed windows and LPG heating. There is a double garage and ample space for parking, as well as a range of sheds and outbuildings. The plentiful outdoor space offers potential for those looking to keep animals or those simply seeking more spacious surroundings.





- **Spacious Detached Family Home**
- **Two Large Paddocks, 2 Acres**
- **Large Gardens**
- **Spacious Driveway and Double Garage**
- **Four Bedrooms, Two Bathrooms**
- **AGA and Log Burner**
- **Rural Location and Views**
- **Viewing Highly Recommended**

LOCATION

The property is located about 2 miles from Wem close to Prees Heath and within easy access of the A49. The popular and historic town of Wem which dates back to the Iron Age. There are references to Wem in the Domesday Book and in 1202 it was granted Market Town status by King John. Wem today has an excellent range of local shopping, recreational and educational facilities. In Wem there are a range of great local pubs, cafe's and restaurants.

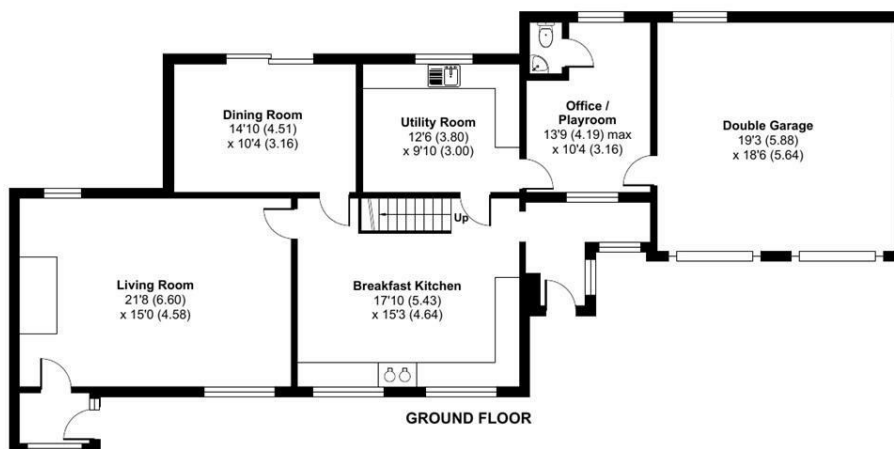
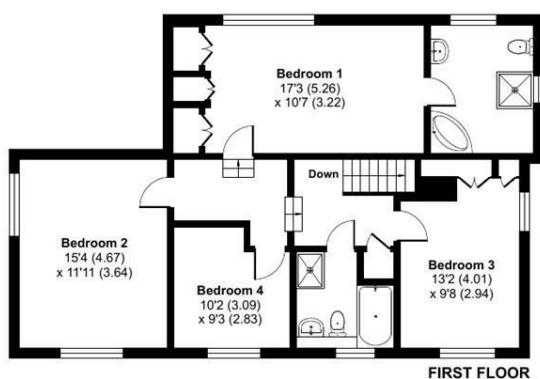
The larger centres, also, of Whitchurch (8 miles), Ellesmere (9 miles) and Shrewsbury (10 miles) are within easy motoring distance, all of which have a more comprehensive range of amenities of all kinds. There is also a railway station in the town which is on the Manchester to Cardiff line and is about 1/4 of a mile from the house.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell Grass Heys for sale by private treaty.

There is an entrance porch which leads into a large living room with feature fire place on a raised hearth. It has a spacious dining room with maple flooring that came from Nesscliffe Barracks. The dining room has sliding glass doors that overlook the rear garden and paddocks. The spacious breakfast kitchen has a beautiful red electric AGA which has recently had upgraded heating elements. There are are range of chestnut base and wall mounted units, extensive worktops, space and plumbing for a dishwasher and windows to the front. Off the kitchen is a large utility / laundry room with plumbing for washing machine, base units, drainer sink unit and LPG boiler. There is a door from the utility room to an office / play room with window to the rear. There is a door to a W.C and internal door to the double garage and a spacious second porch / boot room.

Stairs ascend from the kitchen and to a spacious landing with sky light and door to the airing cupboard. The master bedroom has a wonderful window with a window seat overlooking the rear gardens and paddocks. This bedroom has a range of chestnut fitted wardrobes and door to a large en-suite comprising bath, separate shower, low flush W.C and wash hand basin. There is a feature stained glass port hole style window. There are three further bedrooms and a family bathroom.



Approximate Area = 2091 sq ft / 194.2 sq m
 Garage = 357 sq ft / 33.1 sq m
 Total = 2448 sq ft / 227.3 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1300962



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



3 Bath/Shower
Room/s



OUTSIDE, GARDENS & LAND

Grass Heys is accessed off Wem Lane on to a large driveway suitable for many cars. The property has the benefit of an attached double garage useful for general or vehicular storage. There are generous gardens enclosing the property which are laid to lawn with a number of flower borders. This could provide an opportunity for those looking to keep animals. To the side of the garage is a block paved seating area with steps leading up to a charming timber framed summer house perfect for entertaining in the summer months. There is a large store building, a log store and several useful sheds.

There is access from the driveway onto the land which has been separated by hedging into two paddocks. The first of the paddocks includes a timber framed animal shelter tucked away near the hedge line. These paddocks back onto adjoining farmland that provide picturesque views from the bedrooms. From the front of the property are views gazing on to further field fields and the treeline beyond.

ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall
Breakfast Kitchen
Living Room
Dining Room
Utility Room
Office / Play Room
Double Garage

- First Floor -

First Floor Landing
Master Bedroom with Ensuite
Bedroom Two
Bedroom Three
Bedroom Four
Bathroom

DIRECTIONS

From Whitchurch drive south on the A41 /A49 for approximately 6 miles and turn right for Wem. Follow the road for about 1/2 mile and Grass Heys is located on the left hand side identified by the Halls for sale board.

WHAT 3 WORDS

///siblings.bracelot.onlookers

SCHOOLING

The property lies within a convenient proximity to a number of well regarded state and private schools including Lower Heath CE Primary School, Prees CE Primary School, SJT Secondary School in Whitchurch and Thomas Adams in Wem, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.



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.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1631 100625

COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'E' on the Shropshire Council Register.

LOCAL AUTHORITY - SHROPSHIRE

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

SERVICES

We believe that mains water and electricity are available to the property. The heating is via an LPG fired boiler to radiators. Drainage is to a septic tank.

TENURE - FREEHOLD

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

FOR SALE

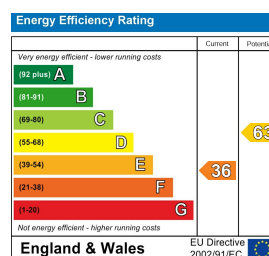
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely 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@halls.gb.com



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