



FOR SALE

Asking price £399,995

7 Fismes Way,
Wem, Shropshire, SY4 5YD

A very spacious five bedroom executive detached family home, situated on a generous plot in this most prestigious and sought after part of Wem. The property has up to four reception rooms, two en-suites and a double width garage together with ample parking. This fine property will not be on the market for long, therefore early inspection is highly advised.



Whitchurch 8 miles, Shrewsbury 10 miles, Chester 31 miles, All distances are approximate.



- **Executive Detached House**
- **Spacious Accommodation**
- **Four Reception Rooms**
- **Five Bedrooms**
- **Landscaped Gardens**
- **Double Garage**

DESCRIPTION

A very spacious five bedroom executive detached family home situated in a highly desirable residential area on the outskirts of the popular town of Wem.

The accommodation comprises; Entrance Hall, Cloakroom, Lounge, Family Room, Study/Office, Dining Room, Kitchen/Breakfast Room, Utility Room, Rear Lobby, First Floor Landing, Master Bedroom with En-suite, Guest Bedroom Two with En-Suite, three further Bedrooms and a Family Bathroom. Outside the property is approached via a generous driveway that leads through a landscaped garden to the double garage, and to the rear there is a further landscaped garden with lawns and outdoor entertaining areas. The property has double glazing and gas radiator central heating.

LOCATION

The property is conveniently situated on the edge of the thriving market town of Wem. The amenities include a selection of shops with a supermarket, a range of leisure and social amenities including swimming pool, tennis courts, bowling green and cricket club. The town also benefits from a rail service linking south to Shrewsbury or north to Nantwich and Crewe. Wem is also well placed for a number of centres including Wrexham, Shrewsbury, Telford, The county town of Shrewsbury is quickly accessible and offers an excellent shopping centre and an extensive range of social and leisure amenities whilst a northern link bypass allows easy access to the A5 and there on to the M54 and M6 motorways.

ENTRANCE HALL

3.51m x 2.97m min [11'6" x 9'9" min]

Timber double doors with double glazed inserts open into the hallway, which has a walk-in cloaks cupboard, turning stairs to the first floor, radiator with ornate cover, telephone point, doors to all principal reception rooms.

FAMILY ROOM

4.27m x 3.63m [14'0" x 11'11"]

Double glazed window to the front, radiator, timber laminate flooring, TV point.

STUDY

4.52m x 2.44m [14'10" x 8'0"]

Double glazed window to the front, double radiator.

SITTING ROOM

7.26m x 4.52m [23'10" x 14'10"]

A spacious reception room having double opening double glazed doors to the rear garden, two further double glazed windows to the side, brick built inglenook fireplace with a fitted stove effect gas fire standing on a tiled hearth, two double radiators, fitted wall lights, TV point, double doors to the;

DINING ROOM

3.51m x 3.05m [11'6" x 10'0"]

Double glazed window to the rear, door to the entrance hall, double radiator, open archway to the;

KITCHEN/BREAKFAST ROOM

4.14m x 3.15m [13'7" x 10'4"]

Fitted with a composite one and a half bowl sink unit with mixer tap, inset into work surfaces which compliment a varied range of base and wall antique oak effect cupboards and drawer units, tiled splash backs. There is a built-in electric oven, matching hob with pull out cooker hood above, plumbing for a dishwasher, fitted breakfast bar, double radiator, double glazed windows to the rear and side, door to the;

UTILITY ROOM

2.01m x 1.75m [6'7" x 5'9"]

Fitted with a sink unit inset into a work surface, having base and wall units, tiled splash backs, plumbing for a washing machine, radiator, door to the rear lobby that has a glazed door and window to the rear garden, tiled floor and a door to the double garage. Door to the;

CLOAKROOM

Fitted with a low level WC and extractor fan.

FIRST FLOOR LANDING

Access to the roof space, walk-in airing cupboard housing the water cylinder and shelving.



4 Reception
Room/s



5 Bedroom/s



3 Bath/Shower
Room/s



MASTER BEDROOM

4.93m max x 4.52m (16'2" max x 14'10")

Double glazed window to the rear, two double glazed windows to the side, built in double and single wardrobes, double radiator, TV and telephone points, door to the;

EN-SUITE BATHROOM

3.05m x 2.13m (10'0" x 7'0")

Panelled corner bath, pedestal wash basin, WC and Bidet, tiled to half wall height, radiator, light/shaver point, extractor fan, double glazed window to the rear.

BEDROOM TWO

3.66m x 3.15m (12'0" x 10'4")

Double glazed window to the rear, double radiator, door to the;

EN-SUITE

Double width shower cubicle, wash basin, WC, tiled to half wall height, radiator, light/shaver point, extractor fan, double glazed window to the rear.

BEDROOM THREE

4.55m x 3.10m (14'11" x 10'2")

Double glazed window to the front, built-in double wardrobe, double radiator.

BEDROOM FOUR

3.63m x 3.40m (11'11" x 11'2")

Double glazed window to the front, double radiator.

BEDROOM FIVE

3.15m x 2.31m (10'4" x 7'7")

Double glazed window to the side, radiator.

FAMILY BATHROOM

3.02m x 1.80m (9'11" x 5'11")

Panelled bath, wash basin, WC, tiled to half wall height, radiator, spot lights, double glazed window.



DOUBLE GARAGE

Two up and over doors, wall mounted heating boiler, power and lighting, under eaves storage space, window to the rear.

OUTSIDE FRONT

A driveway sweeps past a raised central island with fitted period lamp, and continues to the double garage and parking area. Side gates lead to the rear garden.

OUTSIDE REAR

A nicely landscaped rear garden having paved seating area, lawn area, and a side garden/play area, steps lead up past a feature stone retaining wall to a raised lawn and further seating area and a summerhouse.

DIRECTIONS

From Whitchurch proceed south on the B5476 for approximately 8 miles. On reaching the town of Wem, passing Bazeley Way on the right, take the next left into Fismes Way and the property will be found on the left hand side.

COUNCIL TAX

For Council Tax details, contact Shropshire Council on 0345 6789002.

SERVICES

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

TENURE

We understand that the property is Freehold with Vacant Possession upon Completion, although purchasers must make their own enquiries via their solicitor.

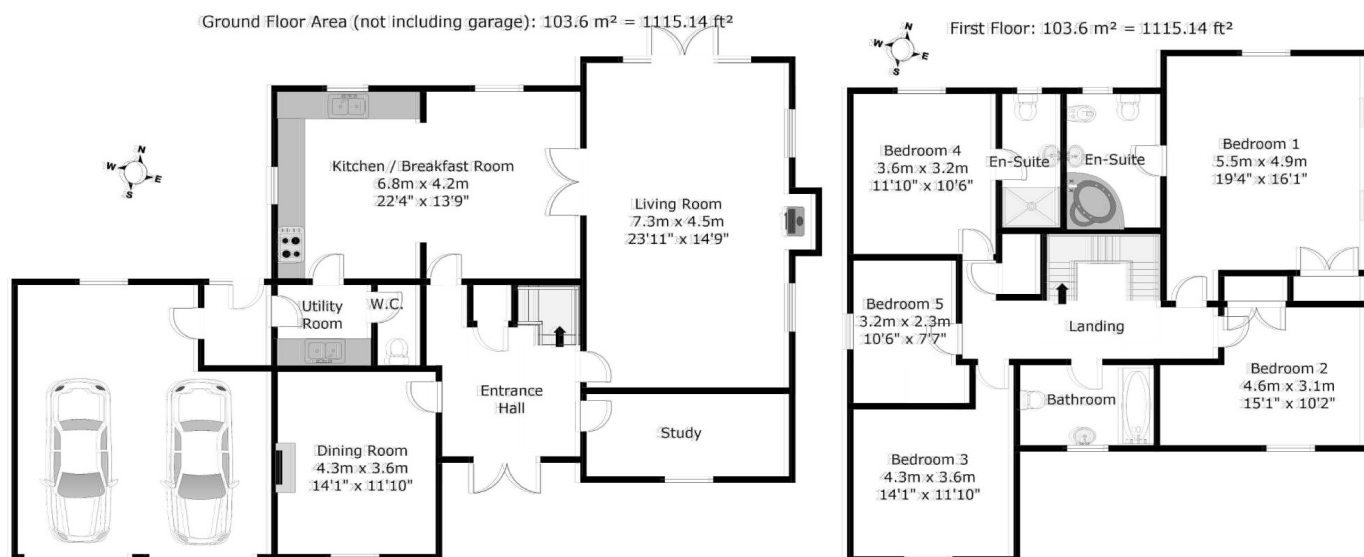
VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at www.rightmove.co.uk and Onthemarket.com
WH0858

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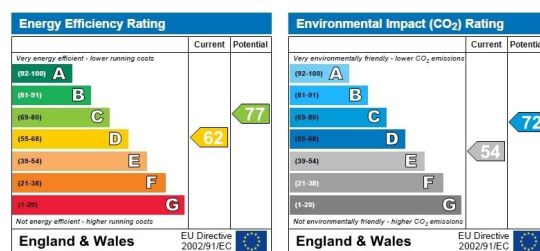


Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

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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 Ratings



01948 663 230

Whitchurch office:

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