

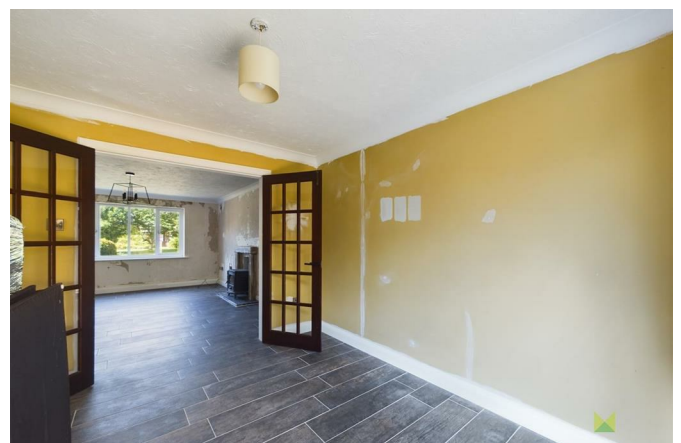
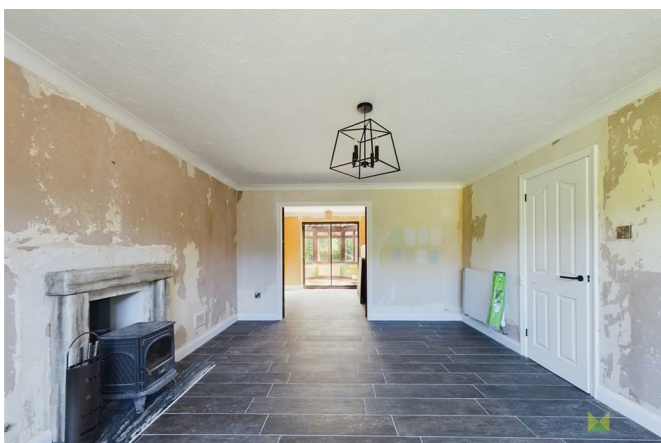
43 Fothergill Way Wem Shrewsbury SY4 5NX



4 Bedroom House - Detached
Guide Price £340,000

The features

- ADD YOUR CHOICE OF INTERIOR FINISHES
- EXCELLENT FLOW TO THE GROUND FLOOR
- WALLS AND FLOORS A BLANK CANVAS
- SOUGHT AFTER RESIDENTIAL LOCATION
- NO UPWARD CHAIN
- SPACIOUS KITCHEN/DINING ROOM
- THREE ADDITIONAL RECEPTION ROOMS
- PRINCIPAL BEDROOM WITH DRESSING ROOM
- STUNNING FAMILY BATHROOM
- EPC C



**** EXCITING POTENTIAL FOR THE INCOMING PURCHASER TO COMPLETE A SCHEDULE OF RENOVATION WORKS WITH THEIR OWN PERSONAL FINISHES ****

Offering deceptively spacious and versatile accommodation, ideal for both everyday family living and larger scale entertaining. 43 Fothergill Way has been remodelled to offer well-balanced accommodation with versatile reception rooms and four bedrooms arranged over two floors.

Works completed to date include re-wiring, installation of a new boiler, replacement of UPVC window, new kitchen and bathrooms.

Located in a desirable residential location in the heart of the popular market town of Wem, the property is ideally placed for commuters and schooling.

The accommodation briefly comprises: kitchen, dining room, living room, family room, conservatory, reception hallway, WC, four bedrooms, family bathroom and shower room.

The property has gas central heating, double glazing, driveway with parking, integral garage and enclosed rear garden. Offered for sale with NO UPWARD CHAIN.

Property details

LOCATION

The property occupies an enviable position in the heart of a thriving market town and perfect for commuters with the Railway Station a short drive away with links to the County Town of Shrewsbury, Crewe and London. Wem offers an excellent range of facilities and amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and an active town hall. There is a regular bus service to nearby County town of Shrewsbury.

RECEPTION HALLWAY

Off which radiate the reception spaces.

KITCHEN/DINING ROOM

A superbly designed open plan space which is well connected to the other reception rooms. The kitchen is fitted with a range of stylish wall and base units under striking marble worksurfaces incorporating a 1.5 sink with carved drainer and Kettle hot water tap. There is a large breakfast bar and integrated appliances include a Lamona induction hob with extractor over and undercounter fridge. The dining area has an apex ceiling and windows over the garden.

LIVING ROOM

A wonderfully proportioned room flooded with light from a large window and with feature fireplace inset with log burning stove.

FAMILY/PLAYROOM

Leading off the living room is a family room which could serve as a playroom or teenagers sitting room.

SUN ROOM

Accessed via sliding doors from the family room and with door onto the terrace.

CLOAKROOM

With WC and wash hand basin. Complimentary part tiled surround.

PRINCIPAL BEDROOM

With an excellent walk in wardrobe fitted with a range of bespoke cabinetry.

TWO DOUBLE BEDROOMS

Both overlooking the garden.

FAMILY BATHROOM

With suite comprising large free-standing bath, shower with waterfall head, wash hand basin and WC. Full height complementary tiled surrounds and heated towel rail.

SECOND FLOOR BEDROOM SUITE

A double bedroom with en-suite shower room and eaves storage, Velux window with views across to the church steeple.

GARAGE

Accessed through the kitchen, there is excellent scope here to create a convenient laundry area. Loft hatch to storage.

OUTSIDE

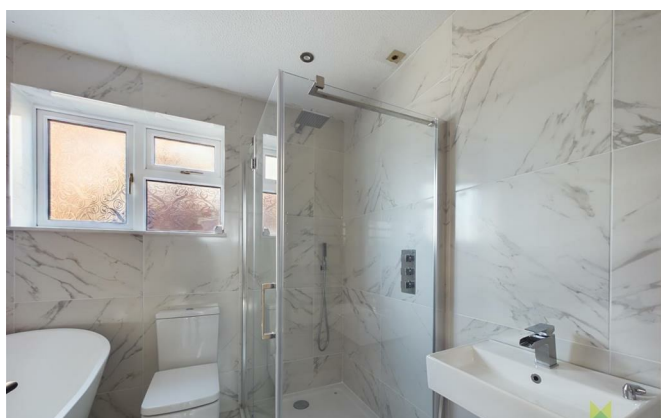
The enclosed back garden is mainly laid to lawn with a terrace extending from the rear of the house. There is excellent scope to create a generous garden of interest and variety. Side access.

At the front, an expanse of lawn is interspersed with shrubs and a mature cherry tree. There is off-street driveway parking.



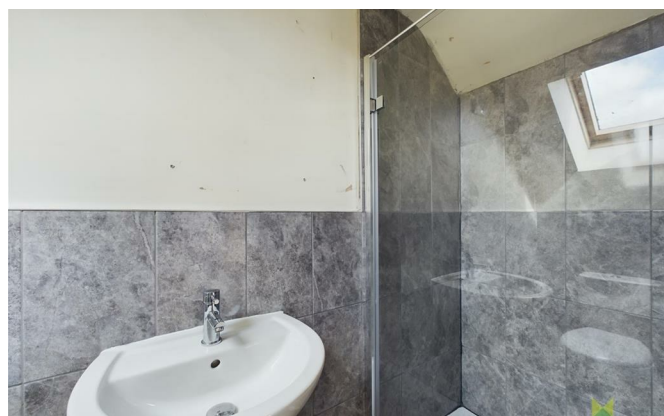


MONKS



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Guide Price £340,000





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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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