

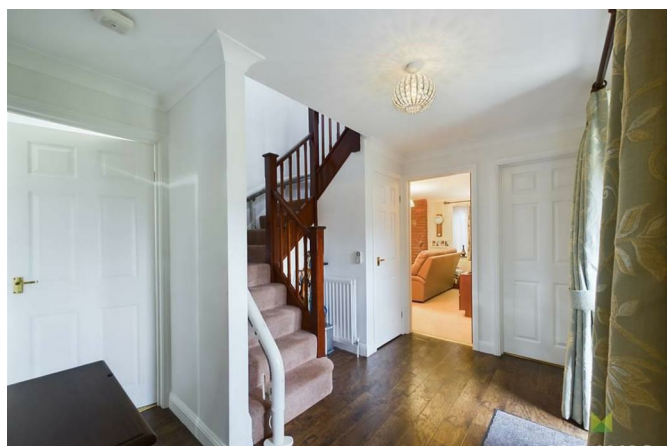
5 Fismes Way Wem SY4 5YD



5 Bedroom House - Detached
No Offers £495,000

The features

- IMPRESSIVE 5 BEDROOM FAMILY HOME
- DOUBLE GARAGE WITH ANNEXE AND EN SUITE OVER
- LARGE LOUNGE AND DINING ROOMS WITH FEATURE FIREPLACES
- PRINCIPAL BEDROOM AND GUEST BEDROOMS WITH EN SUITES
- INTERNAL VIEWING HIGHLY RECOMMENDED
- SET IN LOVELY ESTABLISHED GARDENS
- RECEPTION HALL WITH CLOAKROOM
- GARDEN ROOM, BREAKFAST ROOM, KITCHEN AND UTILITY
- 2 FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- EPC RATING C



*** FABULOUS FAMILY HOME WITH ANNEXE ***

The perfect home for today's modern lifestyle - this excellent Detached house offers great space and flexibility of living to suit a growing family, those who work from home or a dual generation living.

Occupying an enviable position on the edge of this sought after address on the edge of the popular market Town of Wem.

Viewing is highly recommended to appreciate the space this property has to offer and the accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge and Dining Room both with feature inglenook style fireplaces, Study, Conservatory, Breakfast Room, Kitchen and Utility. On the First Floor is the Principal Bedroom with Dressing area and recently re-fitted en suite, Guest Bedroom with en suite, 2 further double Bedrooms and family Bathroom.

Over the double Garage is an excellent Annexe which has its own entrance and makes for a great Home Office or studio Bedroom with an adjoining Shower Room.

Set in a large plot with delightful well stocked landscaped gardens.

Viewing essential.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular market Town, perfect for commuters with the Railway Station being a short stroll away with links to the County Town of Shrewsbury, Crewe and London. Wem is totally self sufficient with amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall. There are good recreational facilities including a swimming pool and a regular bus service to Shrewsbury.

RECEPTION HALL

Covered entrance with outside light and door opening to spacious and inviting Reception Hall with useful under stairs cloaks cupboard, radiator. Wooden floor covering.

CLOAKROOM

With re-fitted suite comprising wash hand basin and concealed WC with storage, attractive wood panelling to dado height, radiator.

STUDY

A good sized room with window to the front, radiator. Perfect for home working or hobbies.

IMPRESSIVE LOUNGE

A very generous room with feature central brick inglenook style chimney breast housing cast iron living flame gas fire set onto hearth. Coved ceiling, media point, radiators. Double opening doors to

CONSERVATORY/GARDEN ROOM

A great all year round room being of brick and sealed unit double glazed construction with solid tiled roof. Providing a lovely aspect over the garden, attractive tiled floor, power, two electric wall heaters and lighting, double opening doors to the sun terrace.

DINING ROOM

Perfect for those who love to entertain, having window to the front and feature chimney breast housing cast iron living flame gas fire. Radiator.

BREAKFAST ROOM

With window overlooking the rear garden, radiator, opening to

KITCHEN

Which is attractively fitted with modern range of units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having integrated dishwasher with matching fascia panel. Inset 4 ring hob with extractor hood over and built in double oven and grill with cupboards above and below. Tiled surrounds and complementary range of eye level wall units. A naturally well lit room with windows to the side and rear with lovely aspect over the garden. Door to

UTILITY ROOM

With continuation of units incorporating single drainer sink set into base cupboard with space for washing machine and tumble dryer, further range of cupboards and drawers and tall shelved larder unit. Door to the Garden.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the spacious First Floor Landing with window to the front, radiator and off which lead

PRINCIPAL BEDROOM

With window providing a lovely aspect over the rear garden. Range of fitted wardrobes, radiator. Opening to Dressing area and door to

RE-FITTED EN SUITE

A well appointed room having been re-fitted with suite comprising large walk in shower cubicle with direct mixer shower unit, concealed wash hand basin and WC set into vanity with storage. Complementary tiled surrounds, heated towel rail, window to the rear.

GUEST BEDROOM

A double room with range of fitted wardrobe, window overlooking the rear garden, radiator.

EN SUITE SHOWER ROOM

With suite comprising shower cubicle, and wash hand basin. Complementary tiled surrounds, radiator.

BEDROOM 3

Another generous sized double room with window to the front, radiator.

BEDROOM 4

With window to the front, radiator.

FAMILY BATHROOM

With suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

ANNEXE

To the side of the house is a great multi purpose annexe which has its own independent access and makes for a great Home Office/Studio or space for dependent relative.

OPEN PLAN LIVING/BEDROOM

Well lit from large velux to the rear and window to the front. A great multi purpose room with media point, radiator.

EN SUITE SHOWER ROOM

With suite comprising fully tiled shower cubicle, wash hand basin and WC.

OUTSIDE

The property occupies a commanding position on the edge of this much sought after location, approached over large gravelled driveway which provides ample parking and hardstanding and leads to the attached DOUBLE GARAGE with secure automatic doors, electrically operated up and over doors with one side being of tandem length and having additional door to the rear which provides great scope for those looking to store a vehicle such as a motor home/caravan. The Garage has power and lighting and personal door to the rear garden.

The Gardens are a particular feature of the property and to the front are laid mainly to lawn and enclosed with tall hedging. Side pedestrian access leads around to the impressive Rear Garden which has an extensive paved sun terrace ideal for those who entertain and dine alfresco. There is a good sized shaped lawn and a beautiful range of well stocked flower, shrub and herbaceous beds which surround the gardens. Brick built garden store, summerhouse and timber garden storage shed. Outside lighting and power and enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band G - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new hom

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Floor 0



Floor 1

Approximate total area⁽¹⁾
2608.27 ft²
242.32 m²

Reduced headroom
104.89 ft²
9.74 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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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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