

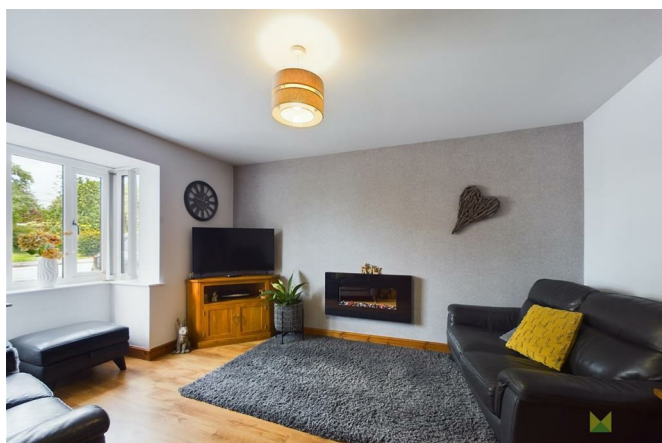
15 Fothergill Way Wem Shrewsbury SY4 5NX



3 Bedroom House - Semi-Detached
Offers In The Region Of £275,000

The features

- CONTEMPORARY FINISHES THROUGHOUT
- SPACIOUS PROPORTIONS
- WONDERFULLY MAINTAINED
- SOUGHT-AFTER POSTCODE
- ALFRESCO DINING TERRACE
- LIVING ROOM
- KITCHEN/DINING ROOM
- UTILITY ROOM
- THREE BEDROOMS
- EPC C



**** A SUPERBLY PRESENTED AND MUCH IMPROVED GENEROUSLY PROPORTIONED SEMI-DETACHED HOME ****

15 Fothergill Way offers light and generously proportioned accommodation which has been greatly improved under the current ownership. A scheme of well-considered works over a number of years provides a truly "turn key ready" home ideal for both first time buyers or those downsizing.

The property is located in a desirable residential enclave nearby to the town centre, being close to local schooling and a wide variety of amenities.

In brief the accommodation comprises: entrance hallway, living room, kitchen/dining room, utility room with adjoining WC, three bedrooms and a family shower room.

The property has gas central heating, double glazing, driveway with parking for several vehicles and enclosed rear garden.

Property details

LOCATION

The property occupies an convenient 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.

ENTRANCE HALLWAY

with under stairs storage and off which radiate the ground floor reception spaces.

LIVING ROOM

a spacious and bright room with bay window and electric fireplace.

KITCHEN/DINING ROOM

fitted with an excellent range of bespoke shaker style cabinetry under contrasting worksurfaces incorporating a 1.5 composite drainer sink and range of integrated appliances. These include double oven, microwave, dishwasher and five ring burner gas hob with extractor fan over. There is space for a free standing American fridge/freezer.

UTILITY ROOM

well stocked with a further range of cabinetry under contrasting work surfaces incorporating an additional composite sink with space for washing machine and tumble dryer.

CLOAKROOM

with WC and wash hand basin set onto vanity unit.

PRINCIPAL BEDROOM

an individually styled room, window over the garden.

BEDROOM TWO

with bespoke built in wardrobes and window to the front.

BEDROOM THREE

a spacious single bedroom with built in storage cupboard and window to the front.

SHOWER ROOM

a luxurious space with contemporary suite comprising large electric controlled shower cubicle and waterfall shower head. WC and large wash hand basin set into vanity unit and electric mirror over.

OUTSIDE

The property is approached over a paved driveway with parking for several cars along with a useful car port. Side pedestrian access leads to an enclosed, low maintenance rear garden part laid to astro turf with a superb sun terrace and pergola over.

GENERAL INFORMATION

TENURE

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

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' 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.

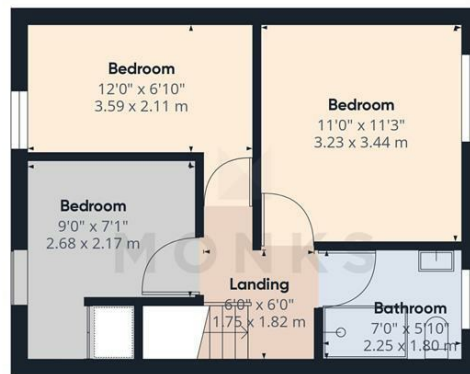
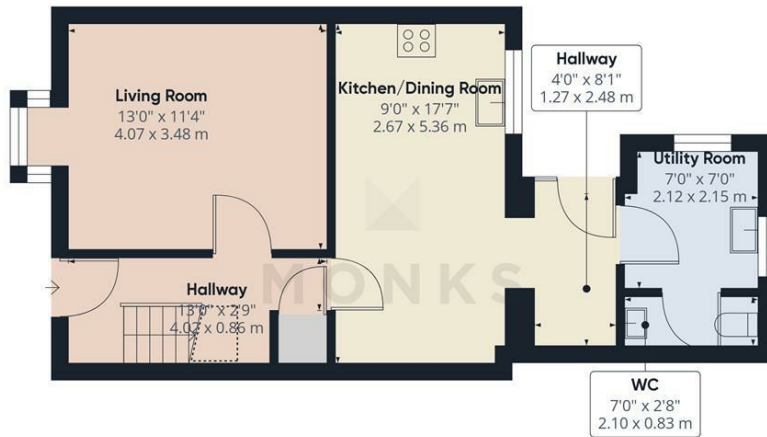
NEED TO CONTACT US

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 home.

15 Fothergill Way, Wem, Shrewsbury, SY4 5NX.

**3 Bedroom House - Semi-Detached
Offers In The Region Of £275,000**





Approximate total area⁽¹⁾
 864.88 ft²
 80.35 m²

Reduced headroom
 10.98 ft²
 1.02 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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Get in touch

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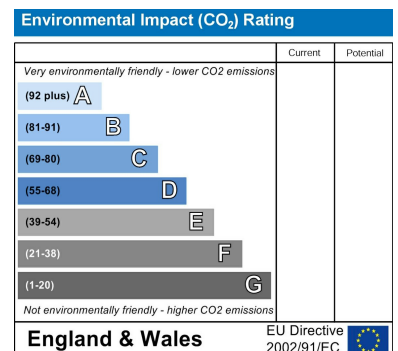
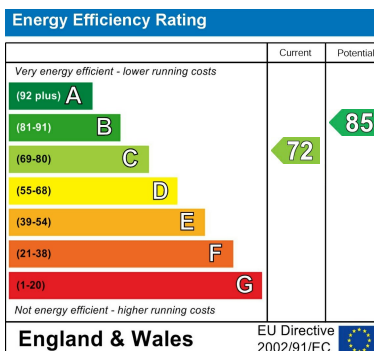
Wem office

13A High Street, Wem,
 Shropshire, SY4 5AA

We're available 7 days a week

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

Honest, Original, Motivated, Empathetic



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.