

# 3 Bazeley Way Wem SY4 5QN



5 Bedroom House - Detached  
Guide Price £550,000

## The features

- IMPRESSIVE 5 BEDROOM DETACHED FAMILY HOME
- PRINCIPAL BEDROOM WITH EN SUITE
- KITCHEN/DINING ROOM, UTILITY ROOM
- THE PERFECT HOME FOR THOSE WHO LOVE TO ENTERTAIN
- VIEWING HIGHLY RECOMMENDED
- SET IN LARGE SOUTH FACING GARDENS
- THROUGH LOUNGE, GOOD SIZED SITTING/FAMILY ROOM AND EXCELELNT CONSERVATORY
- 4 FURTHER BEDROOMS AND FAMILY BATHROOM
- DOUBLE GARAGE AND AMPLE PARKING
- EPC C



**\*\*\* IMPRESSIVE 5 BEDROOM FAMILY HOME \*\*\***

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

Occupying an enviable position in this much sought after courtyard of just 10 homes. It is a 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, excellent through Lounge, good sized Sitting/Family Room, fabulous Conservatory, Kitchen, Dining Room, Utility Room. On the First Floor is a Galleried Landing with Principal Bedroom, en suite, 4 further Bedrooms and family Bathroom.

The driveway provides parking for numerous cars and leads to the Double Garage with one electric up and over door. The gardens wrap themselves around the property and are extensively laid to lawn and well screened providing total privacy particularly in the South facing rear garden. There is a hot and cold outside tap along with exterior electrical points.

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 / PORCH

Covered entrance with outside lighting, door to spacious Reception Hall with window to the front, radiator. Useful under stairs storage.

### CLOAKROOM

having suite comprising WC and wash hand basin, tiled surrounds, radiator. Window to the front.

### LOUNGE

A lovely through room, naturally well lit with windows to the front and side elevations and double opening French doors opening onto the rear sun terrace. Ornate cast iron fire surround housing living flame gas fire set onto hearth, media point, radiators.

### SITTING/FAMILY ROOM

A great versatile room with media point, radiator, window and double opening French doors to

### CONSERVATORY

A truly fabulous addition to this family home and perfect for those who love to entertain. Being of an excellent size with two sets of French doors leading onto the garden and sun terraces, ideal for outdoor dining, power and lighting, tiled floor, two air conditioning units which also provide heat.

### KITCHEN/DINING ROOM

The Kitchen area is attractively fitted with range of wooden fronted shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and integrated dishwasher, inset 5 burner hob with extractor hood over and cutlery and pan drawers beneath, built in double oven and grill with cupboards above and below. Attractive tiled surrounds and range of wall units with concealed lighting beneath, window overlooking the garden. Dining area with window overlooking the side garden, radiator.

### UTILITY ROOM

having continuation of units and space for appliances, radiator, door to the garden and personal door to the Garage.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor galleried style Landing with access to roof space, radiator and window to the front. Airing Cupboard.

### PRINCIPAL BEDROOM

A generous sized room having window providing a lovely aspect over the rear garden. Excellent range of wardrobes and radiator.

### EN SUITE SHOWER ROOM

with fully tiled shower cubicle, wash hand basin and WC. Complementary tiled surrounds, window to the front, radiator.

### BEDROOM 2

with window overlooking the rear and garden, media point, radiator.

### BEDROOM 3

A lovely well lit room with windows to the front and side with radiator.

### BEDROOM 4

A generous double room with window overlooking the rear garden, media point and radiator.

### BEDROOM 5

Again another double room with window overlooking the rear, media point and radiator.

### FAMILY BATHROOM

with white suite comprising fully tiled shower cubicle, panelled bath with mixer taps/shower attachment, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

### DOUBLE GARAGE

The property has excellent parking which leads to the Double Garage with twin up and over doors, power, lighting, cold water tap and personal door to the Utility Room.

### OUTSIDE

The property occupies a truly enviable position, tucked away in the corner of this select courtyard development of just 10 homes. Approached over good sized driveway with parking for numerous vehicles. The Garden to the front has two shaped lawns with specimen trees and enclosed with fencing and hedging and double electric socket. Side pedestrian access leads around either side of the property to the Rear with lawns which wrap themselves around the property which are enclosed with wooden fencing and mature hedging, offering a great level of privacy. Large sun terrace, perfect for dining alfresco and with the garden being South facing enjoys the sun until late evening. Hot and cold water taps and double electric socket.

### 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 service are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band F - 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 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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**Approximate total area<sup>®</sup>**  
 2441.03 ft<sup>2</sup>  
 226.78 m<sup>2</sup>



(1) Excluding balconies and terraces

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

GIRAFFE 360



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## Wem office

13A High Street, Wem,  
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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) <b>A</b>                          |                         |                                                                                       |
| (81-91) <b>B</b>                            |                         |                                                                                       |
| (69-80) <b>C</b>                            |                         |                                                                                       |
| (55-68) <b>D</b>                            |                         |                                                                                       |
| (39-54) <b>E</b>                            |                         |                                                                                       |
| (21-38) <b>F</b>                            |                         |                                                                                       |
| (1-20) <b>G</b>                             |                         |                                                                                       |
| Not energy efficient - higher running costs |                         |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

75 80

### Environmental Impact (CO<sub>2</sub>) Rating

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

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.

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