



Coed Hill, Aston Road, Wem, Shrewsbury, Shropshire, SY4  
5JD

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**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

The Property Misdescriptions Act

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1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

**Offers In The Region Of £825,000**

Viewing: strictly by appointment  
through the agent



Occupying a large, beautifully kept, well established plot, this is a most attractive, spacious and well maintained five bedroom detached period property with versatile living accommodation over three floors. The property boasts many pleasing features some of which include, three reception rooms, two large brick built former detached garages, former swimming pool and a pleasing aspect to the rear towards local countryside, farmland and beyond. The property is situated arguably in one of Wem's finest residential location, positioned a short distance of the centre of Wem which has an excellent range of local shopping, recreational and educational facilities, along with a railway station with links to the Medieval town centre of Shrewsbury, Chester, Crewe and Manchester and beyond. This property has the added benefit of being offered For Sale with NO UPWARD CHAIN and early viewing comes highly recommended by the sole selling agent.

The accommodation briefly comprises of the following: Entrance vestibule, reception hallway, double bay fronted lounge, bay fronted dining room, sitting room, kitchen/breakfast room, rear lobby, boiler room, wet room, separate WC, small cellar, two staircases, first floor landing having impressive bay fronted master bedroom, three further good size bedrooms, family bathroom, separate shower room, separate WC, second floor landing bedroom five with ensuite wash room/area, large driveway, two former open fronted brick built garages, former swimming pool, beautifully kept well established front, side and rear enclosed gardens, pleasing aspect towards local farmland, countryside and beyond, many period features. NO UPWARD CHAIN. Viewing is essential.

The accommodation in greater detail comprises:

Wooden entrance door with lattice glazed window to side gives access to:

#### Entrance vestibule

Having lattice glazed window to side, picture rail, coving to ceiling, radiator.

Arch from entrance vestibule gives access to:

#### Reception hallway

Having wood burning stove set to a slate style hearth with period timber fire surround, glazed widow to rear, part glazed door giving access to rear of property, radiator, coving to ceiling.

From reception hallway door gives access to:

#### Double bay fronted lounge

20'6 max into bay x 18'2 max into bay

Having two large walk-in bays with UPVC double glazed windows overlooking the property's grounds and pleasing aspect, exposed wooden flooring, open fireplace set to marble style hearth with decorative period fire surround, exposed wooden flooring, two radiator, picture rail.

Door from reception hallway gives access to:

#### Bay fronted dining room

20'4 max into bay x 13'10

Having large walk-in bay with a range of UPVC double glazed windows, period stove set to a period timber fire surround, radiator, picture rail

Wooden framed glazed door from reception hallway gives access to:

#### Sitting room

16'10 x 11'8

Having glazed windows to front, quarry tiled floor, linen store cupboard, coving to ceiling, picture rail, large understairs storage cupboard with fitted shelving and glazed windows.

Door from sitting and part glazed door from reception hallway gives access to:

#### Kitchen/breakfast room

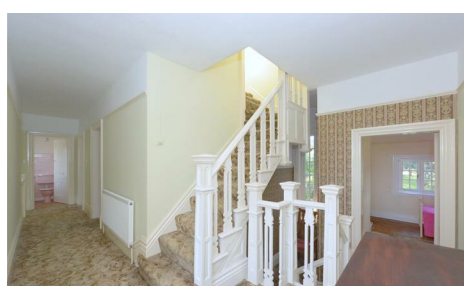
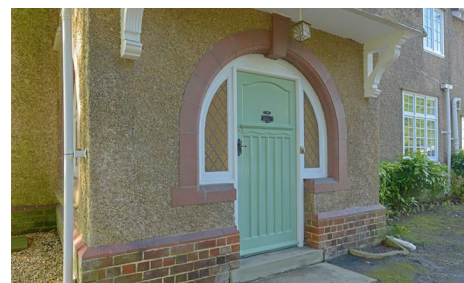
18'10 x 7'0

Having eye level and base units with built-in cupboards and drawers, integrate oven, microwave combination oven, four ring induction hob, fitted wooden style worktops, free standing dishwasher, inset stainless steel sink drainer unit with mixer tap over, range of glazed windows overlooking front and rear of property.

Door from kitchen/breakfast room gives access to:







#### **Rear lobby**

15'2 x 3.6

Having polycarbonated roof, range of sealed unit double glaze windows, door giving access to side/rear of property.

From rear lobby door gives access to:

#### **Boiler room**

9'6 x 3'2

Having floor mounted oil fired central heating boiler, space for appliances.

From rear lobby door gives access to:

#### **Wet room**

Having wall mounted shower, wash hand basin, radiator, non slip floor covering, tiled to walls, glazed windows to front.

From rear lobby door gives access to:

#### **WC**

Having low flush WC, wall mounted wash hand basin, vinyl floor covering, radiator, glazed window to front.

From kitchen/breakfast room steps lead to:

#### **Small cellar**

11'6 x 5'11

Having glazed window, brick paved flooring, fitted shelving.

From reception hallway two stairs cases lead to:

#### **First floor landing**

Having glazed windows with pleasing aspect to rear, picture rail, radiator, cupboard housing pressurised water system.

From first floor landing doors give access to: Four bedrooms, bathroom, shower room and separate WC.

#### **Double bay fronted bedroom one**

20'7 max into bay x 18'1 max into bay

Having two large walk-in bay windows with UPVC double glazed windows offering a beautiful aspect over the property's rear gardens, local countryside, farmland and beyond, two radiators, picture rail, pedestal wash hand basin.

#### **Bedroom two**

20'10 x 13'10

Having UPVC double glazed window with pleasing aspect to rear plus additional glazed window to side, vanity unit with wash hand basin and storage drawers below tiled splash surround, painted exposed wooden flooring, two radiators, picture rail.

#### **Bedroom three**

11'10 x 10'4

Having glazed windows to front, period fireplace, fitted shelving, glass display cabinet with display shelving below, radiator, coving to ceiling.

#### **Bedroom four**

10'10 x 10'5

Having glazed windows to front and side of property, storage cupboard, exposed wooden flooring, picture rail, radiator.

#### **Bathroom**

Having sunken bath with shower attachment off taps, wash hand basin set to vanity unit, low flush WC, glazed windows to side, radiator, linen store cupboard, part tiled to walls, coving to ceiling, vinyl wood effect floor covering.

#### **Separate shower room**

Having tiled shower cubicle, low flush WC, pedestal wash had basin, part tiled to walls, radiator, glazed windows to front, coving to ceiling.

#### **Separate WC**

Having low flush WC, vinyl floor covering, part tiled to walls, glazed window to rear of property.

From first floor landing stairs rise to:



#### Second floor bedroom five

24'11 x 10'3

Having eaves storage, glazed windows to front, side and rear of property, period fireplace.

From bedroom five door gives access to:

#### Washroom area

10'1 x 3'8

Having wash hand basin, store cupboard, display shelving, eaves storage, glazed windows having a pleasing aspect to the property's rear gardens towards local farmland, countryside and beyond.

#### Outside

From the road right of way will be given over a private driveway which then leads to property's generous stone driveway leading to a large parking area with turning circle to the front of the property with access been given to two brick built open fronted former garages

#### Brick built former garage one

20'1 x 15'7 7 approximately

#### Brick built former garage two

18'10 x 11'7 7 approximately

To the side of these former garages is:

#### Former covered outside swimming pool

This swimming pool could be renovated to bring it back to its former glory.

The front gardens of the property comprise: Rockery areas with inset shrubs and trees. To the right hand side of this there is a former pond a further rockery, lawn gardens, mature shrubs, plants and trees. To the left hand side of the property there a:

#### Large well maintained well established grounds/gar

Which comprise: mature hedging, trees, shrubs, former summerhouse. From the side of the property there is a side garden which extends to the rear where there is a Indian sandstone brick paved patio area, stoned terrace/pathway, further lawn gardens with mature shrubs, plants and bushes. The rear and side gardens offer a pleasing aspect towards local farmland, countryside and beyond and are generous is size.

#### AGENTS NOTE

Adjacent to Coed Hill is a large building plot with full planning permission granted for erection of 2/3 four bedroom detached dwellings together with single garages.

APPLICATION NO: 22/05030/FUL

#### Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

#### COUNCIL TAX BAND G

#### Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### Mortgages services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

#### Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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#### Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

