

Chase End, The Whym Shrewsbury Road, Wem,  
Shrewsbury, Shropshire, SY4 5PP

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**Offers In The Region Of £635,000**

Viewing: strictly by appointment  
through the agent

This is an extended, improved, spacious and versatile three/four bedroom detached house, which we understand is the former Wem race course grandstand, dating back to the 1800's with a great history and original features. Which occupies a generous sized plot extending to approximately 0.5 of an acre and having beautiful views towards local farmland, countryside and beyond. Chae End is situated in between Harmer Hill and Wem. Wem is a popular North Shropshire market town and boasts excellent facilities including: supermarket, post office, town hall, churches and doctors along with the railway station with links to Crewe, Chester, Shrewsbury and beyond. The medieval town centre of Shrewsbury is approximately 9 miles away from the property and is readily accessible to the local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, dining room, sitting room, impressive family kitchen/breakfast room, laundry room, study/ground floor bedroom, ground floor shower room with WC, first floor landing having three bedrooms, family bathroom, well kept grounds/gardens extending to approximately 0.5 of an acre, generous driveway, detached sectional garage with adjoining log stores, feature log cabin/summerhouse, beautiful aspects towards local farmland, countryside and beyond, oil fire central heating, UPVC double glazing and solar panels.

The accommodation in greater detail comprises:

Wood effect UPVC double glazed entrance door gives access to:

#### Entrance hallway

Having tiled floor, sealed unit double glazed window.

Wooden framed glazed door from entrance hallway gives access to:

#### Dining room

16'11 x 12'5

Having wood effect UPVC double glazed window to front, solid oak wooden flooring, radiator.

Arch from dining room gives access to:

#### Sitting room

13'7 including recess x 8'0

Having feature wood burning stove set to an exposed brick chimney breast with inset timber above, solid oak wooden flooring, radiator, wood effect UPVC double glazed sliding patio door giving access to rear gardens whilst taking full advantage of the fantastic rural aspect.

Door from dining room gives access to:

#### Lounge

21'11 x 13'0

Having two wood effect UPVC doble glaze windows to side of property, wood effect UPVC double glazed French doors giving access to rear gardens whilst taking in full advantage of the pleasing rural aspect over local farmland, solid oak wooden flooring, wood burning stove set to an exposed brick hearth, radiator, wall light points.

From dining room trap door leads down to:

#### Cellar

Having fitted power and light.

Wooden framed glazed door from dining room gives access to:

#### Impressive refitted family kitchen/breakfast room

21'9 x 14'11

Having a range of attractive eye level and base units with built-in cup-boards and drawers, glass display cabinets, wine rack, fitted granite worktops with inset twin Belfast style ceramic sink with antique style mixer tap over, pleasing AGA plus additional Smeg oven with grill and four ring induction hob, tiled floor, tiled splash surrounds, space for American fridge freezer, range of wood effect UPVC double glazed windows.





Stable style door from family kitchen/breakfast room gives access to:

#### **Laundry room**

12'9 x 6'2 excluding recess

Having eye level storage cupboards, glass display cabinet, base units, fitted worktops, space for appliances, feature exposed timbers/ beams to ceiling, tiled floor, radiator, double glazed roof window, wood effect UPVC double glazed door giving access to rear gardens, cupboard housing oil fired central heating boiler.

From laundry room door gives access to:

#### **Study/ground floor bedroom**

13'9 x 6'6

Having exposed beams/timbers to ceiling, wood effect UPVC double glazed window to front, radiator.

From laundry room door gives access to:

#### **Shower room with WC**

Having corner tiled shower cubicle with wall mounted electric shower, low flush WC, pedestal wash hand basin, wood effect UPVC double glazed window to rear, tiled floor, heated chrome style towel rail, tiled to walls, exposed timbers to ceiling.

Oak staircase from dining room gives access to:

#### **First floor landing**

Having two wood effect UPVC double glazed windows with pleasing aspect to front towards local farmland, countryside and beyond, radiator, loft access and airing cupboard with hot water cylinder unit.

Doors from first floor landing then give access to: Three bedrooms and bathroom.

#### **Bedroom one**

14'0 x 14'6 max

Having wood effect UPVC double glazed windows to front and side of property providing a pleasing aspect towards local farmland, countryside and beyond, exposed timbers to ceiling, radiator, coving to ceiling, period style fireplace.

#### **Bedroom two**

13'5 x 10'6

Having built-in mirror fronted double wardrobe, period style fireplace, radiator, wood effect UPVC double glazed window overlooking local farmland, countryside and beyond, coving to ceiling and exposed beams.

#### **Bedroom three**

9'10 x 8'7

Having wood effect UPVC double glazed window with a pleasing aspect towards local farmland, countryside and beyond, radiator, store cupboard, exposed beams to ceiling.

#### **Bathroom**

Having a four piece suite comprising: Timber style corner panel bath with antique style mixer tap over and handheld shower attachment off, double width tiled shower cubicle, low flush WC, pedestal wash hand basin, fully tiled to walls, wood effect UPVC double glazed widow to rear, recessed spotlights to ceiling, tiled floor, heated towel rail.

#### **Outside**

To the front of the property there is a lawn garden with mature shrubs and then into the side there is a generous size resin driveway with custom made electrical operated gates and driveway area providing ample parking for a number of vehicles.

From the driveway access is then given to:

#### **Sectional detached double garage**

16'5 x 16'1

With two adjoining log stores.

To the left hand-side of the property there is a large garden which comprises: Raised timber sun terrace with timber steps leading down to a paved patio area with vegetable plot, mature shrub, feature garden pond, potting shed and greenhouse, large lawn gardens with a variety of mature shrubs, plants, ushes and trees. This garden is enclosed by three side timber fencing and mature hedging. Gated access between the house and double garage leads to the property's:

#### Rear gardens

Havin brick paved patio with outside lighting point, lawn gardens, an array of mature shrubs, plants and bushes, paved pathway then leads to a paved sun terrace with oil tank and

#### Feature log cabin/summerhouse

14'7 x 11'5 max

Adjoining the summerhouse is a pleasant covered decked area which takes full advantage of the beautiful aspect to the rear towards local farmland, countryside and beyond.

#### Services

Mains water, electricity, septic 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 E

#### 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.

#### Mortgage 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).

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