



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

The Hawthorns, Barkers Green, Wem, SY4 5JW

**Offers In The Region Of
£575,000**

To view this property please call us on **01743 236 800** Ref: C7554/MM/lrd

A spacious and well appointed four bedroom detached family home set in just over 4 acres of land.

This spacious and well appointed 4 bedroom detached family house set in just over 4 acres of land provides well planned and well proportioned accommodation throughout, briefly comprising: to the ground floor: hallway, lounge/dining room, family/music room, conservatory, kitchen, utility, main bathroom, bedroom 1. To the first floor: landing, shower room, bedrooms 2 and 3, study/4th bedroom. Spacious driveway, double garage with games room and eaves storage above. The whole surrounded by countryside views. The property also benefits from oil fired central heating and 10 solar panels.

The property occupies a convenient location on the outskirts of the popular market town of Wem, where there are a range of local amenities including a Co-op supermarket, chemist, cafes, restaurants, public houses, doctors and a church. There is also a railway service with links to Shrewsbury, London and Crewe.



INSIDE THE PROPERTY

HALLWAY

LOUNGE/DINING ROOM

27'0" x 12'10" (8.23m x 3.91m)

Window to the side

Working fireplace

Sliding doors to the front

French doors to the conservatory and access to:

FAMILY / MUSIC ROOM

Windows to the rear and front

Storage cupboard

CONSERVATORY

Panoramic views of the garden and open countryside beyond.

French doors opening to the patio area

KITCHEN

11'1" x 10'5" (3.39m x 3.17m)

Window to the rear

Matching range of wall and base units

UTILITY

7'7" x 7'0" (2.31m x 2.14m)

Window to the rear

Base units and sink

Oil fired central heating boiler.

Access to the rear garden

FAMILY BATHROOM

Window to the rear

Panelled bath with shower and screen

Inset wash hand basin with vanity cupboard under

WC with concealed flush

BEDROOM 1

16'6" x 10'5" (5.04m x 3.17m)

Window to the front

From the hallway, STAIRCASE rises to FIRST FLOOR LANDING with airing cupboard

SHOWER ROOM

Skylight

Wash hand basin, WC

Shower cubicle

BEDROOM 2

14'5" x 13'6" (4.40m x 4.11m)

Window to the side,

Wardrobe storage

BEDROOM 3

14'1" x 10'5" (4.30m x 3.17m)

Window to the side,

Wardrobe storage

STUDY / BEDROOM 4

9'7" x 11'1" (2.91m x 3.39m)

Window to the rear

Storage cupboard

OUTSIDE THE PROPERTY

DOUBLE GARAGE

Windows to the rear and side

Double doors to the front and solar panels to the roof.

STAIRCASE rises to:

GAMES ROOM

20'10" x 12'5" (6.36m x 3.78m)

Windows to the front and rear

Access to eaves storage space

The property is approached through a wooden gate over a large gravelled driveway providing ample parking and access to the double garage, flanked by an area laid to lawn with mature shrubbery beds and borders.

Extensive gardens laid to lawn with mature trees and shrubbery borders. The house and gardens occupy a three-quarter acre plot, with an additional 3.5 acres of fields, with a wooden field shelter and access to a natural pond.

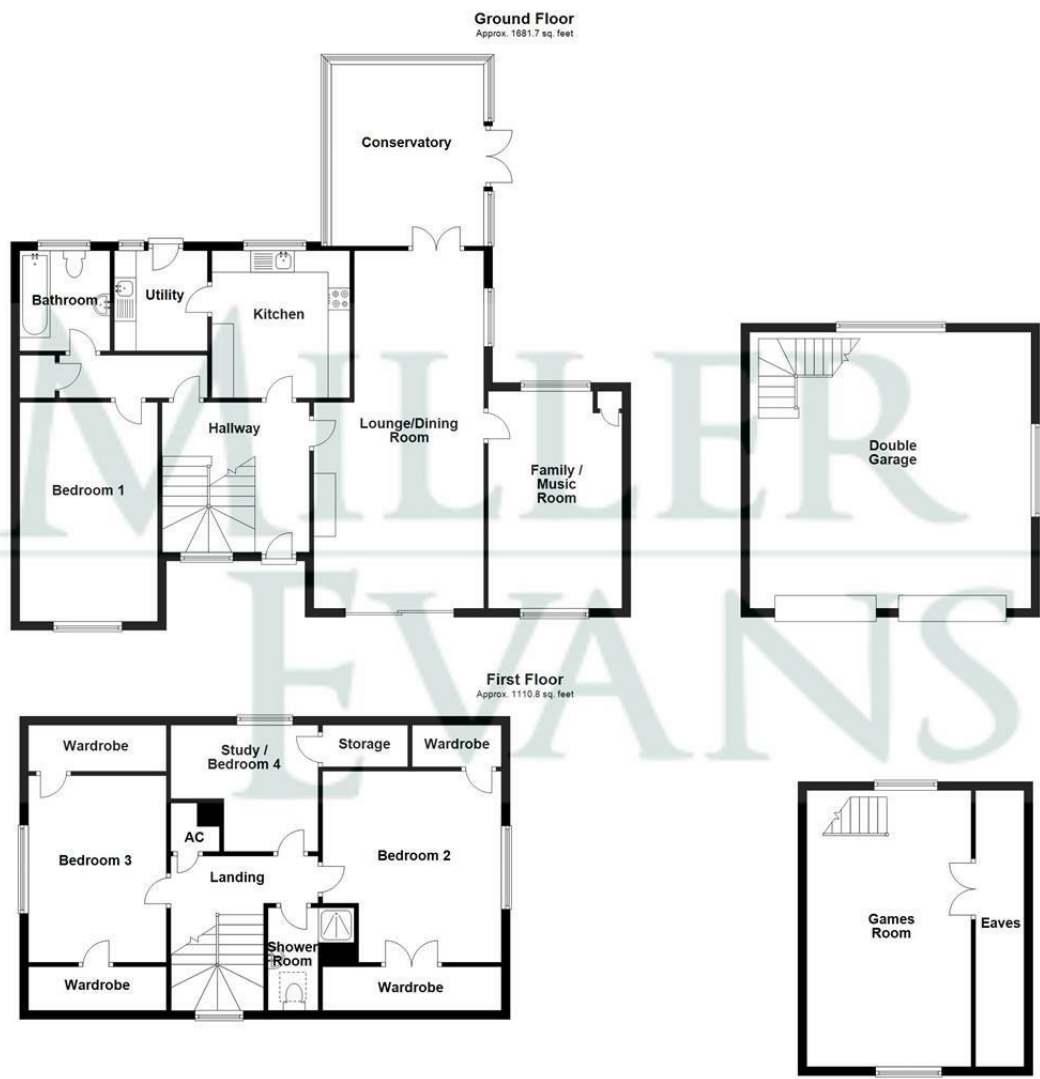








FLOOR PLANS ...

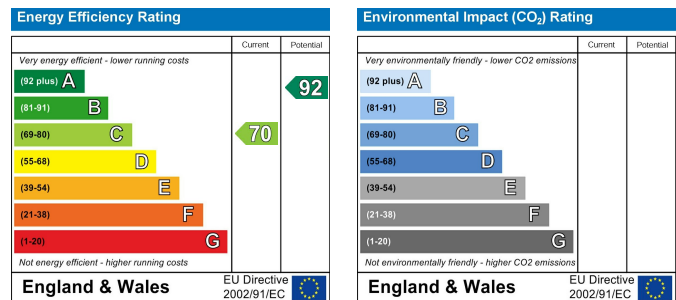


Total area: approx. 2792.5 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, take the A528 (Ellesmere Road). Continue into Harmer Hill, bearing right by the Bridgewater Arms onto the B5476 to Wem. Follow the road until reaching the first roundabout in Wem. Take the second exit along the B5063 (Shawbury Road). Turn left onto Barkers Green. Follow the road around and just after the left hand bend the property will be found on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water and electricity are connected. Oil fired heating. Private drainage.

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.
Tel: 0345 678 9000

Council Tax Band: E

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

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www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)