FOR SALE

Offers in the region of £375,000

4 Blakes Meadow Wem, Shrewsbury, SY4 5XN

A well-presented four-bedroom detached family home boasting stylish living accommodation, driveway and integral garage, and attractive gardens, enviably situated within a popular development on the edge of Wem.

FOR SALE

Ellesmere (9 miles), Shrewsbury (11 miles), Wrexham (20 miles), Telford (22 miles).

All distances approximate.

- **Family Home**
- **Well Proportioned Living Accommodation**
- **Master with En-Suite**
- **Driveway and Garage**
- **Attractive Gardens**
- **Popular Development**

DESCRIPTION

Halls are delighted with instructions to offer 4 Blakes Meadow in Wem for sale by private treaty.

4 Blakes Meadow is a well-proportioned four-bedroom detached family home which has been carefully maintained and improved by the current vendor to now provide just under 1,300 sq ft of thoughtfully designed and well-presented living accommodation arranged across two floors.

The property is complemented by larger than might be anticipated gardens which have, again, been much improved over recent years and serve as a wonderful accompaniment to the home, with, to the fore, driveway parking which leads on to an integral garage. The rear garden enjoys a broadly southerly aspect and comprise areas of lawn alongside a range of established planting and an attractive patio.

SITUATION

The property is conveniently situated within a popular development of homes within walking distance to the train station (with links to Birmingham and Manchester) and the heart of the market town of Wem, which provides a respectable range of day-to-day amenities, including Schools, Convenience Stores, Medical Facilities, Public Houses, and a range of independent shops, whilst retaining a convenient proximity to the county centre of Shrewsbury which lies around 11 miles to the south and enjoys a more comprehensive offering of amenities.

SCHOOLING

The property is conveniently situated for access to a number of well-regarded state and private schools, including St.Peter's C of E Primary, The Thomas Adams School, Woodlands School, Newtown C of E Primary (Outstanding), Clive C of E Primary School, and Ellesmere College.

THE PROPERTY

The property is principally accessed via a covered external Porch which opens into a spacious Entrance Hall, where stairs rise to the first floor and a door leads immediately to the right into a welcoming Living Room, this featuring a bay-window overlooking the front elevation and ample space for seating.

Also access from the Entrance Hall is a wonderfully open-plan Kitchen/Dining Room which runs the entire breadth of the property and serves as the heart of this family-oriented home, with the sociable layout providing an ideal space for entertaining and family moments alike. The Kitchen element comprises a selection of fitted base and wall units with work surfaces over, this joined by a freestanding kitchen island/breakfast bar; the room then gracefully segues through to a planned dining area positioned before double-opening patio doors which exit directly onto the gardens.

Completing the ground floor accommodation is a useful Utility Room situated alongside the Kitchen and a Cloakroom accessed from the Entrance Hall.

1 Reception Room/s

4 Bedroom/s

2 Bath/Shower Room/s

Stairs rise to a first floor landing with recessed storage cupboard, from where doors provide access into four comfortably-sized Bedrooms, each able to accommodate double beds and with the Master benefitting from an array of integrated wardrobes, alongside an adjoining En-Suite Shower Room. The remaining Bedrooms are served by a well-appointed Family Bathroom which features an attractive white suite.

OUTSIDE

The property is approached over a tarmac driveway flanked to one side by an area of shaped lawn retained within established hedging, this culminating at an integral garage (approx. 2.50m x 5.75m) with up-and-over front access door and a pedestrian door to the rear with access from the gardens, alongside freestanding shelving and a workbench.

The rear garden enjoys a broadly southerly aspect and has been much improved by the current vendor, with an attractive Indian sandstone patio area positioned immediately beyond patio doors which exit from the Dining Area, this allowing for a seamless transition between the internal and external elements of the home. The patio leads on to an expanse of well tended lawn bordered by a range of established planting and mature trees, with the bottom of the garden featuring a further seating area positioned beneath a timber pergola.

THE ACCOMMODATION COMPRISES:

- Ground Floor -
Entrance Hall:
Living Room: 433m x 4.03m
Kitchen/Dining Room: 6.50m x 3.97m
Utility Room:
Cloakroom:

- First Floor -
Bedroom One; 3.92m x 3.43m
En-Suite:
Bedroom Two: 3.70m x 2.82m
Bedroom Three: 3.70m x 2.80m
Bedroom Four: 3.30m x 2.70m
Family Bathroom:

W3W

///spillage.gold.condensed

DIRECTIONS

Leave Ellesmere via the A495 in the direction of Whitchurch, turning left shortly after The Mere to remain on this road. In the village of Welshampton, take a right hand turn (signposted Wem) onto the B5063, continuing on this road for around 5.7 miles into Wem. In the heart of Wem, take a left hand turn onto New Street and proceed for a further 0.5 miles when a right hand turn lead into Oakley Meadows where, around 0.2 miles later, a right hand turn leads onto Blakes Meadow, where, shortly after, the property is positioned on the right and identified by a Halls "For Sale" board.

SERVICES

We understand that the property has the benefit of mains water, gas, electricity, and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewbsury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band 'D' on the Shropshire Council Register.

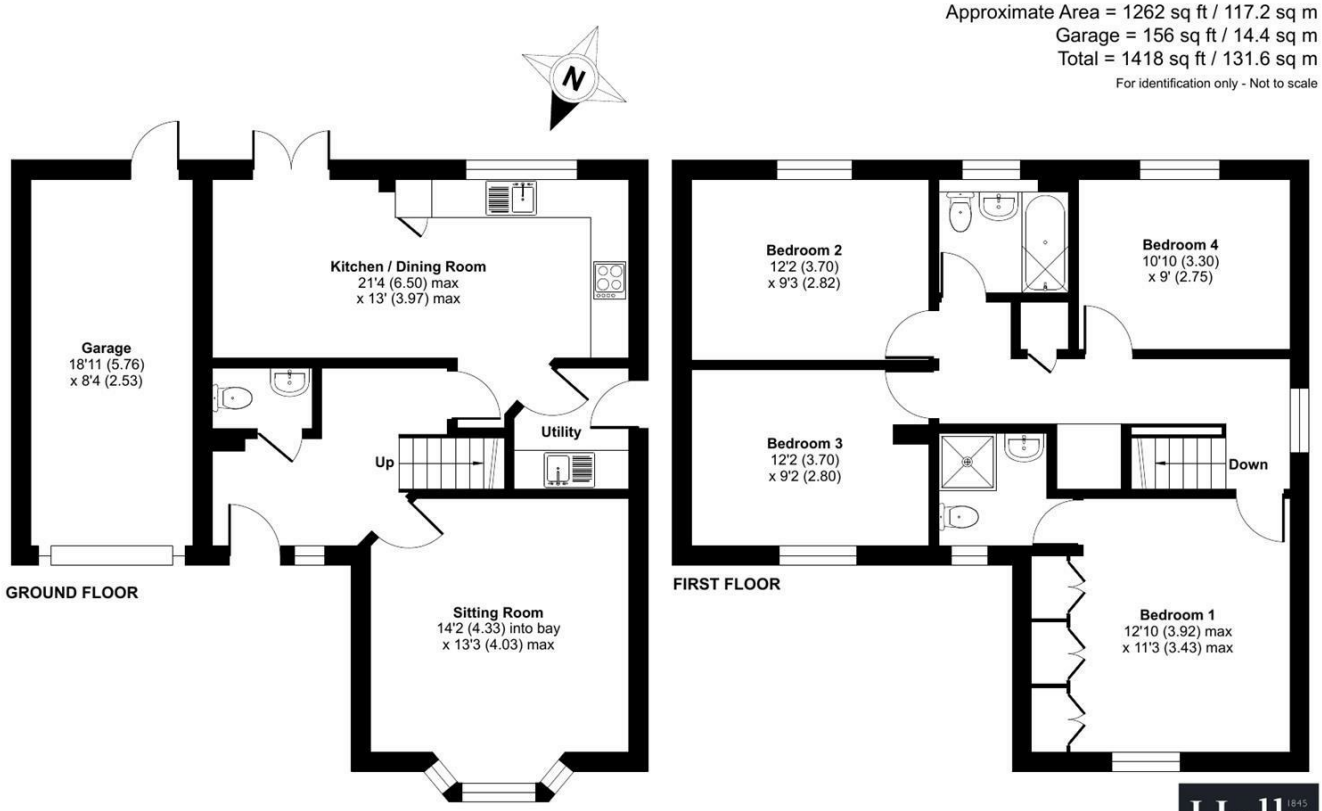
VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602.

FOR SALE

4 Blakes Meadow Wem, Shrewsbury, SY4 5XN

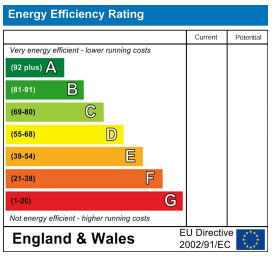
Approximate Area = 1262 sq ft / 117.2 sq m
Garage = 156 sq ft / 14.4 sq m
Total = 1418 sq ft / 131.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1425866

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings,Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.