

SAMUEL WOOD

Avondale Ellesmere Road, Wem, Shrewsbury, Shropshire, SY4 5TU

Offers In The Region Of £625,000



Avondale Ellesmere Road

Wem, Shrewsbury, Shropshire, SY4 5TU

4 2 2 D

- Rare Double Fronted Mid Century Home
- Attractive Rural Views & Aspects
- Spacious Double Fronted Reception Rooms
- Self Contained Home Office
- Easy Access Shrewsbury, Telford & Chester
- Over 1/3 Acre Mature Gardens
- Well Placed for Wem Amenities
- Stylish Breakfast Kitchen & Utility
- Two Garages with Parking Space
- EPC Rating D





Avondale, a rare double-fronted family home set within just over a third of an acre of attractive gardens, enjoying open rural aspects and a strong sense of privacy. Positioned in a sought-after semi-rural setting, the property combines countryside outlooks with excellent convenience for Wem, offering rail links and everyday amenities. Shrewsbury and Telford are within easy reach, with onward access towards Chester and the North West, making it ideal for commuters seeking space and tranquillity. The area offers a relaxed lifestyle with scenic surroundings, yet remains well connected, appealing to families and professionals alike. This is a distinctive home with generous proportions and an enviable plot, combining characterful design with excellent accessibility and appealing countryside surroundings throughout the year.

The property is a fine example of a mid-century double-fronted residence, offering well-balanced and generously proportioned accommodation throughout. A welcoming reception hall sets the tone, leading to spacious double-fronted reception rooms that provide excellent flexibility for both everyday living and entertaining, a log burner is found in one of these rooms. The stylish breakfast kitchen sits at the heart of the home, designed for modern family life, and is further complemented by a useful utility room, ground floor WC and cloak/boot room. A self-contained office/study offers an ideal space for remote working or quiet retreat.

To the first floor, a striking bespoke oak staircase with glazed panels leads to an impressive landing. The principal bedroom benefits from its own ensuite, complemented by further well-proportioned bedrooms and a family bathroom, all presented in a practical and comfortable layout.

Externally, the property sits within beautifully established gardens extending to just over a third of an acre, offering privacy, mature planting and open rural aspects. An electricity sub station is visible to the north-west of the property and a horse livery to the rear. The plot provides excellent outdoor space for families, gardening enthusiasts, or those simply seeking a peaceful setting.















Directions

What3words: ///interest.indeed.lollipop

Services: We understand that the property has mains gas, mains electricity, mains water and private drainage (septic tank).

Broadband Speed: Basic 16 Mbps, Superfast 53 Mbps & Ultrafast 1800 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

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

Council Tax Band: F

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

These details are awaiting final approval and may be subject to some changes.



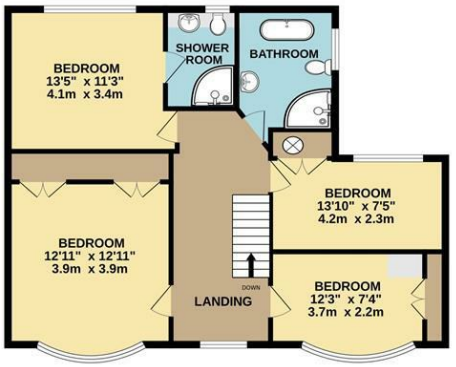


Floor Plans

GROUND FLOOR
1369 sq.ft. (127.2 sq.m.) approx.



1ST FLOOR
839 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 2209 sq.ft. (205.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.