



**The Corn House, High Street, Wem, Shrewsbury SY4 5TT**

4 bedroom detached house — £625,000 Freehold

# The Corn House, High Street, Wem, Shrewsbury SY4 5TT

Coopergreenpooks.co.uk

£625,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

**A very attractive and extremely well-designed, detached family home with many very impressive features. The property is located in a quiet and secluded position with electric gated access, within walking distance of the town centre and railway station.**

## KEY FEATURES

- Light, spacious, flexible and well presented interior, with an entrance vestibule opening to a magnificent hall with feature oak staircase to a large galleried landing
- Downstairs, oak doors give access to a large study, family room, cloakroom, the dining room and living room. The living room has a gas fireplace and windows to 2 elevations overlooking the gardens
- Dining room is connected to the kitchen/breakfast room and through glazed double doors to the garden room. The garden room has Velux roof windows, fitted blinds and glazed double doors to the garden
- The kitchen is well fitted with an extensive range of units, granite work surfaces, integrated appliances and a Rangemaster gas/electric range cooker with a cooker hood over. It has a Victorian style tiled floor and a sash window overlooking the garden. There is a useful utility room containing the gas combi-boiler, sink, a range of units, large walk-in store and door to the rear gardens
- The first floor is accessed via the beautiful oak staircase to an impressive galleried landing with a study/sitting area. There is ladder access to the boarded attic with Velux windows
- The master bedroom has an additional dressing area with walk-in wardrobes. The large en-suite bathroom has a large shower cubicle, pedestal wash hand basin, WC and bidet
- There are three further double bedrooms, one with built-in wardrobes.
- The family bathroom has a four piece suite comprising a shower cubicle, bath, WC and pedestal wash hand basin.
- The Corn House benefits from double glazed windows and gas fired central heating with a recently installed boiler. There are also solar panels generating approximately £1200 per year
- The property is located on the edge of Wem town centre, in a lovely private gated setting that's shared with just 2 other attractive detached houses (The Maltings and Orchard House)
- Private front garden and adjoining extensive driveway that provides parking for several cars, as well as access to the half-timbered detached double garage with workshop, which can be accessed via 2 electric roller shutter doors
- Beautifully landscaped, west facing rear garden, which is part walled and laid mainly to lawn. There are well established borders with specimen trees and shrubs, a vegetable garden and paved sitting areas, one with an electric sun awning
- A short walk from the High Street, good secondary school and also the railway station, which provides direct access to both Shrewsbury and Manchester, via Crewe.

# The Corn House, High Street, Wem, Shrewsbury SY4 5TT

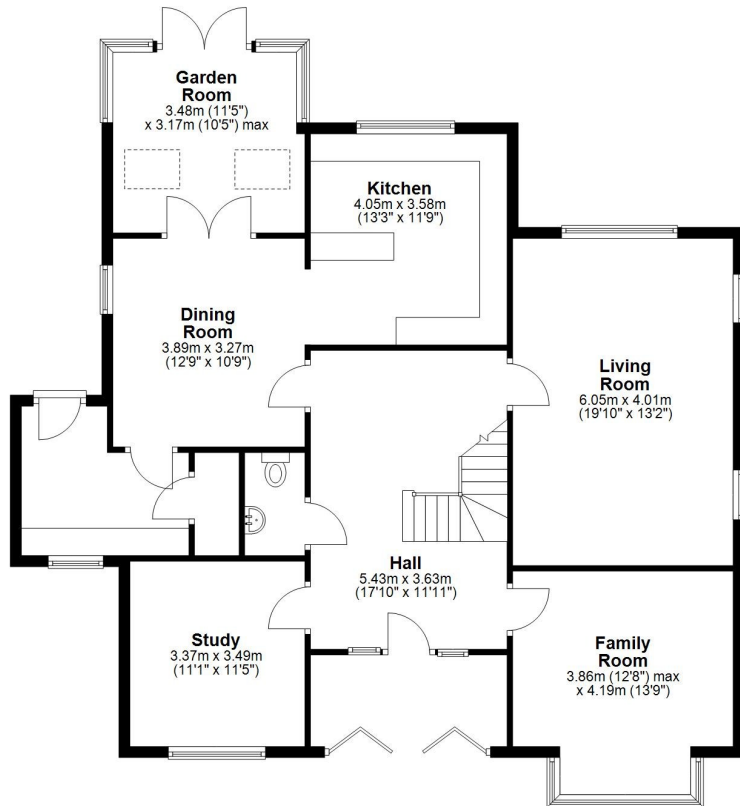
Coopergreenpooks.co.uk

£625,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

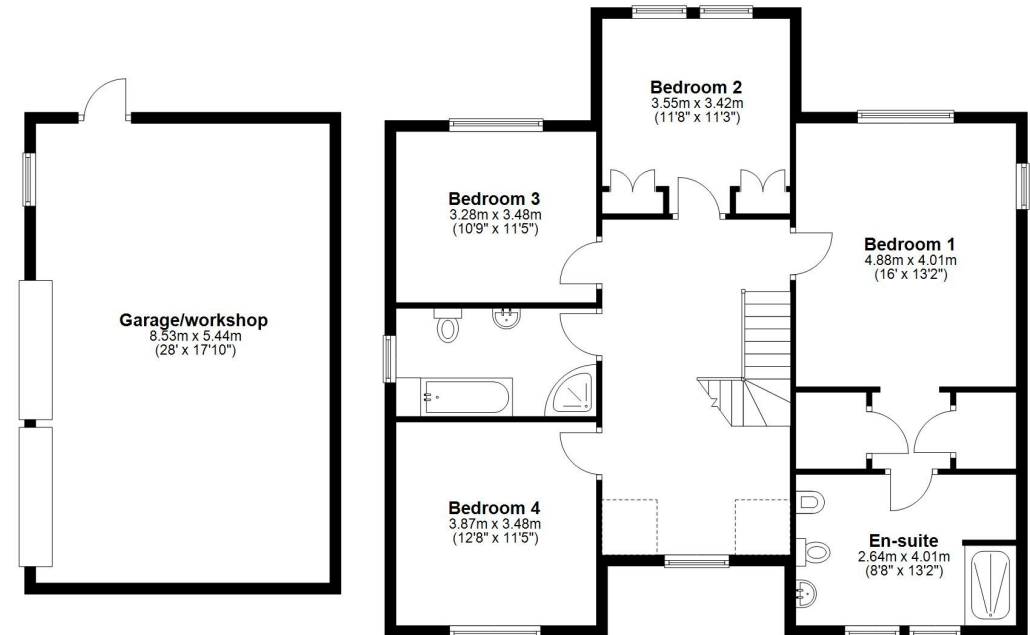
## Ground Floor

Approx. 171.8 sq. metres (1848.8 sq. feet)



## First Floor

Approx. 104.2 sq. metres (1122.1 sq. feet)



Total area: approx. 276.0 sq. metres (2970.9 sq. feet)









# The Corn House, High Street, Wem, Shrewsbury SY4 5TT

Coopergreenpooks.co.uk

£625,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk



Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

www.cgpooks.co.uk  
sales@cgpooks.co.uk  
01743 276666



# The Corn House, High Street, Wem, Shrewsbury SY4 5TT

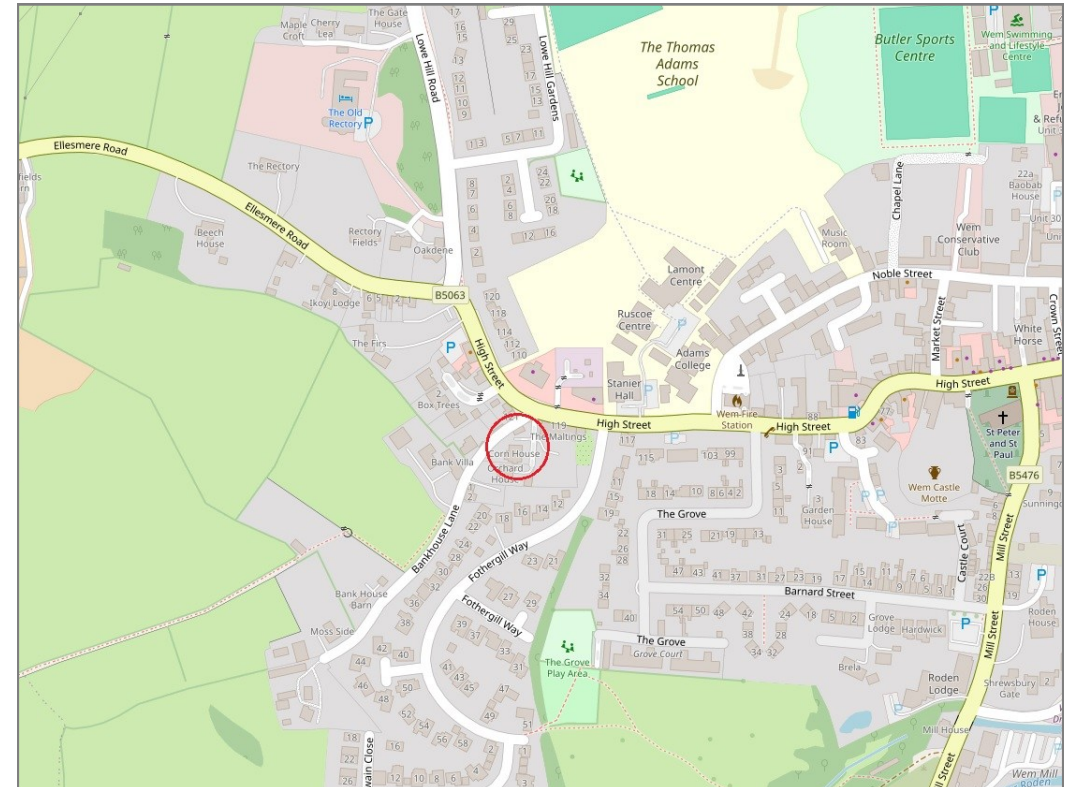
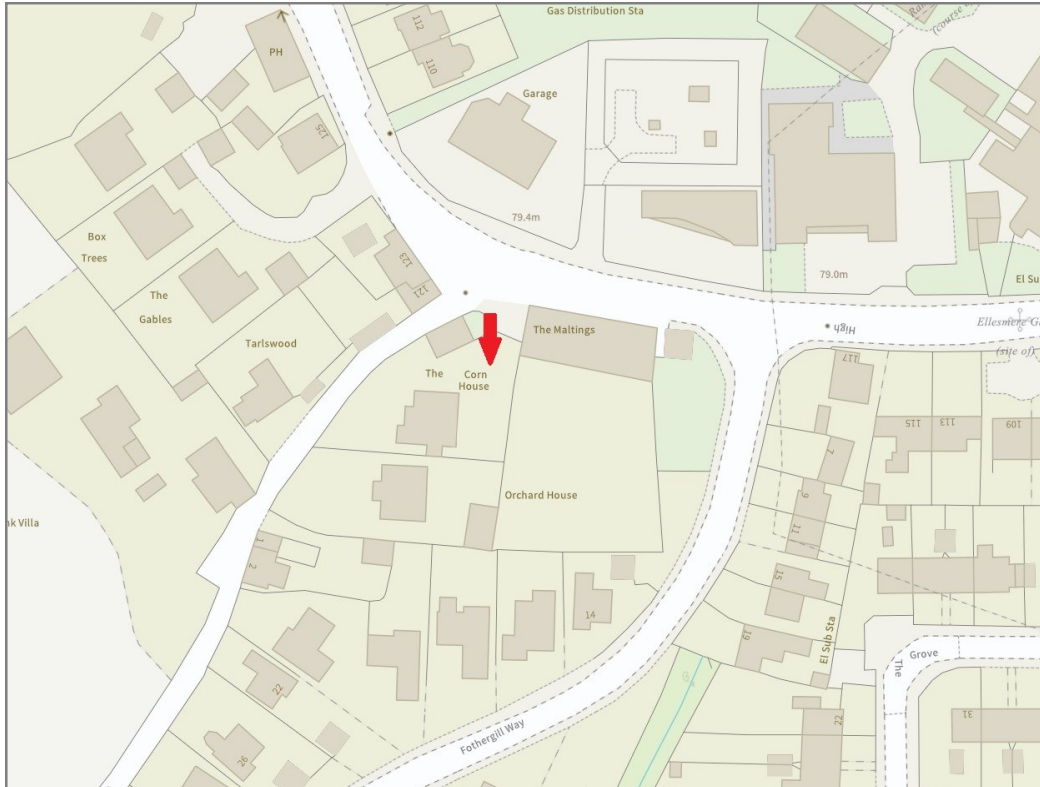
£625,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band G</b>
EPC Band	<b>Band C</b>
Services	<b>All mains services are connected</b>

**Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



Your home may be repossessed if you do not keep up repayments on your mortgage.

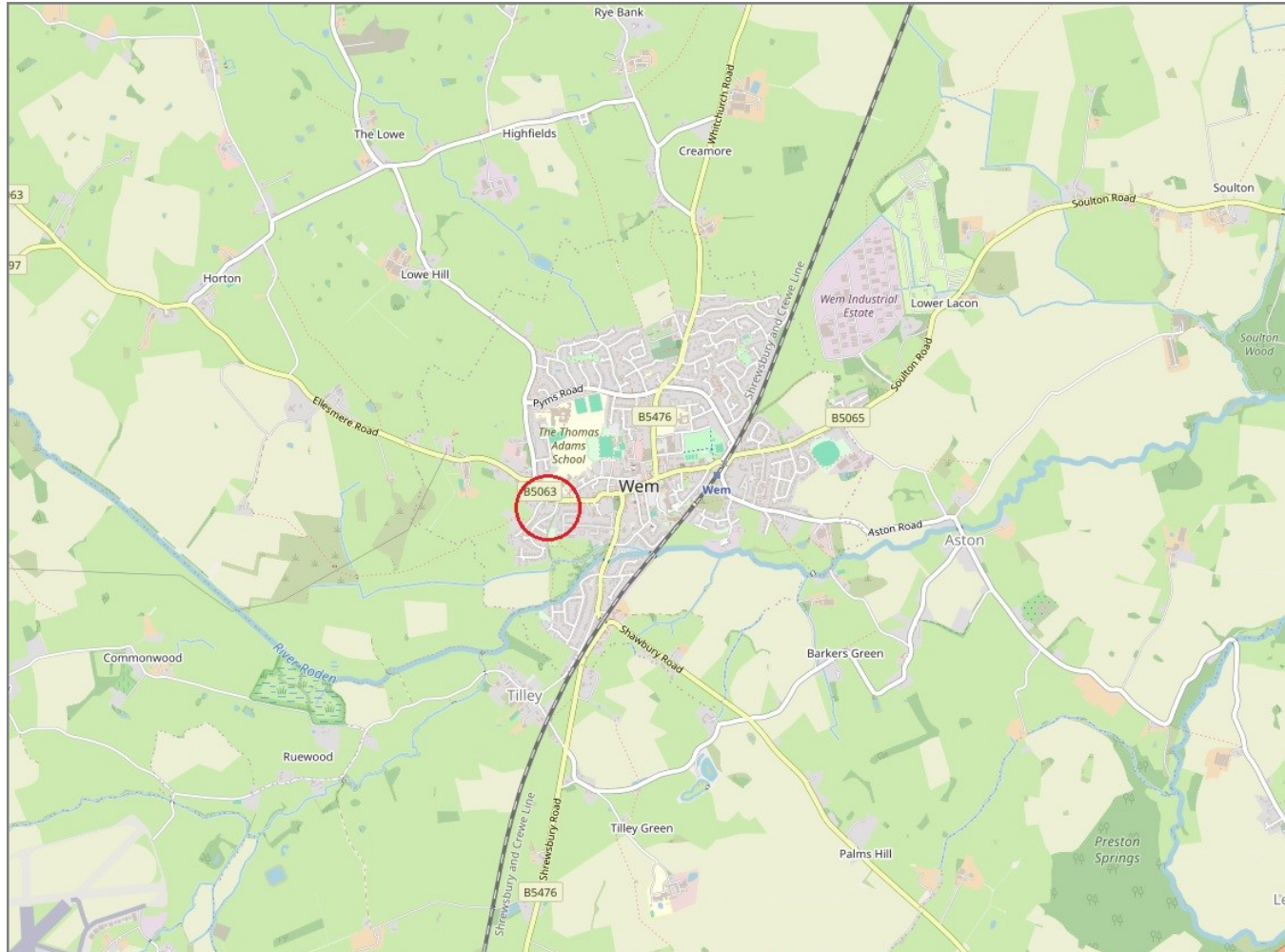
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

# The Corn House, High Street, Wem, Shrewsbury SY4 5TT

Coopergreenpooks.co.uk

£625,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.