



2 FISMES WAY

WEM, SHROPSHIRE | SY4

A Substantial Detached Family Residence on a Prominent Corner Plot

Offers In The Region Of £450,000



WELCH
ESTATE AGENTS

A Prominent Corner Plot

Situated on a prominent corner plot within Fismes Way, one of Wem's most sought-after developments of executive homes, this substantial detached family residence offers spacious and versatile accommodation throughout.

Beautifully maintained by the current owners and offered to the market with no onward chain, the property presents an excellent opportunity for purchasers to modernise cosmetically and create their ideal family home.

The accommodation briefly comprises an entrance hall, spacious lounge, dining room, conservatory, sitting room, study, fitted kitchen, utility room and downstairs WC. To the first floor are five bedrooms, two en-suite shower rooms and a family bathroom. Externally, the property occupies an impressive wrap-around corner plot with attractive south-facing gardens, ample driveway parking and a detached double garage.





ACCOMMODATION

A well-proportioned family home offering generous and versatile living space across two floors.

Ground Floor

- Entrance Hall & Downstairs WC
- Spacious Lounge with Brick Fireplace
- Dining Room
- Conservatory
- Sitting Room
- Study
- Fitted Kitchen & Utility Room

First Floor

- Principal Bedroom with En-Suite
- Bedroom Two with En-Suite
- Bedrooms Three & Four with Fitted Wardrobes
- Bedroom Five
- Family Bathroom



Generous Reception Space

The lounge is a generously proportioned reception room featuring a characterful brick fireplace with quarry tiled hearth, creating an attractive focal point. There is ample space for a range of furniture, whilst double doors provide an excellent flow through to the dining room and conservatory, making this an ideal space for both everyday family living and entertaining.

The dining room is conveniently positioned between the lounge and kitchen, offering an excellent space for formal dining and family meals. The kitchen is fitted with a range of wall and base units incorporating an integrated electric oven and grill, extractor hood and built-in wine rack, with space for a freestanding dishwasher and plumbing for a washing machine, together with access through to the utility room.

To the front elevation, the sitting room offers an ideal family room, snug or children's playroom, whilst a separate study provides a dedicated space for remote working or home study.



A Bright and Airy Retreat

A bright and airy addition, the conservatory overlooks the attractive south-facing rear garden, providing an ideal place to relax and enjoy the beautifully maintained surroundings.

Flowing naturally from the lounge, the conservatory brings the garden into the home, offering a wonderful spot to sit and unwind at any time of year while enjoying uninterrupted views over the well-tended lawn and planted borders beyond.





OUTSIDE

Occupying an enviable corner plot, the property enjoys wrap-around gardens with a beautifully maintained south-facing rear garden, attractively landscaped with mature shrubs and planted borders enclosed by fencing.

Outside Features

- Wrap-Around South-Facing Gardens
- Detached Double Garage with Twin Up-and-Over Doors
- Driveway Parking for Several Vehicles
- Mature Shrubs & Planted Borders

Agent's Notes

- Offered with No Onward Chain
- Mains Drainage
- Mains Water Supplied by Severn Trent Water
- Gas Central Heating





Ground Floor

Approx. 171.1 sq. metres (1841.4 sq. feet)



Conservatory
4.20m x 4.10m
(13'9" x 13'5")

Dining Room
3.00m x 3.50m
(9'10" x 11'6")

Lounge
7.30m x 4.50m
(23'11" x 14'9")

Kitchen
4.20m x 3.20m
(13'9" x 10'6")

Workshop
1.70m x 5.30m
(5'7" x 17'5")

Utility Room
1.70m x 2.10m
(5'7" x 6'11")

Shower Room

Reception Hall

Office
2.40m x 4.50m
(7'10" x 14'9")

Living Room
4.30m x 3.60m
(14'1" x 11'10")

Double Garage
6.00m (19'8")
x 5.70m (18'8") max

First Floor

Approx. 103.0 sq. metres (1108.5 sq. feet)
(excluding Eaves)

Eaves

Bedroom
3.90m x 3.20m
(12'10" x 10'6")

En-suite
3.00m x 2.20m
(9'10" x 7'3")

Bedroom
4.60m x 4.60m
(15'1" x 15'1")

Bedroom
2.50m x 2.30m
(8'2" x 7'7")

Landing

Bedroom
3.20m (10'6")
x 4.60m (15'1") max

Bathroom
1.80m x 3.00m
(5'11" x 9'10")

Bedroom
3.80m x 3.60m
(12'6" x 11'10")

Total area: approx. 274.1 sq. metres (2949.9 sq. feet)

Wem

Wem is a thriving North Shropshire market town offering an excellent range of day-to-day amenities including supermarkets, independent shops, cafés, public houses, schools, healthcare facilities and recreational facilities. The town benefits from a railway station providing direct services to Shrewsbury, Crewe and onward national rail connections, making it particularly attractive for commuters.

The county town of Shrewsbury is approximately 10 miles away and offers an extensive range of shopping, leisure and educational facilities. The area also enjoys excellent road links to the A49 and wider motorway network.

Anti-Money Laundering Regulations

In accordance with the Money Laundering Regulations 2017 (as amended), successful purchasers will be required to complete identity verification and provide satisfactory proof of funds before the transaction can proceed. Welch Estate Agents are legally obliged to carry out these checks and reserve the right to request any additional documentation required to comply with current legislation.

Key Features

- Substantial detached family residence
- Prominent corner plot in a sought-after development
- Five bedrooms, two en-suites and a family bathroom
- Spacious lounge, dining room and conservatory
- Separate sitting room and study
- Fitted kitchen and utility room
- Wrap-around south-facing gardens
- Detached double garage and ample driveway parking
- Offered with no onward chain

Viewing

This substantial family home, occupying a prominent corner plot with no onward chain, is available to view by appointment. Early viewing is highly recommended to appreciate the space and potential this property has to offer.

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