

# 10 Isherwoods Way

## Wem

### SY4 5GD



4 Bedroom House - Detached  
Guide Price £275,000

#### The features

- DOUBLE FRONTED 4 BEDROOM DETACHED HOUSE
- RECEPTION HALL WITH CLOAKROOM
- SPACIOUS KITCHEN/DINING ROOM
- 3 FURTHER BEDROOMS AND BATHROOM
- WALLED GARDEN. VIEWING RECOMMENDED
- ENVIALE LOCATION CLOSE TO ALL AMENITIES
- GOOD SIZED THROUGH LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH PARKING, GARAGE
- EPC RATING C



\*\*\* DOUBLE FRONTED, 4 BEDROOM DETACHED HOUSE \*\*\*

REALISTICALLY PRICED TO SELL - this attractively presented, 4 bedroom detached house, perfect for a growing family and offered for sale with no upward chain.

Occupying an enviable position in the heart of this popular North Shropshire market Town with excellent amenities and ideal for commuters being a short stroll from the Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall with Cloakroom, lovely through Lounge, excellent through family Dining Kitchen, Utility, Principal Bedroom with en suite, 3 further generous Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with Garage and walled Garden.

Viewing recommended.

## Property details

### LOCATION

The property occupies an enviable position in the heart of this popular market Town, perfect for commuters with the Railway Station being a short stroll away with links to the County Town of Shrewsbury, Crewe and London. Wem is totally self sufficient with amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall. There are good recreational facilities including a swimming pool and a regular bus service to Shrewsbury.

### RECEPTION HALL

Covered entrance with door opening to Reception Hall with under stairs storage, wooden floor covering, radiator.

### CLOAKROOM

with suite comprising WC and wash hand basin. Radiator.

### LOUNGE

A lovely through room having windows to the front and side. Feature fire place housing living flame gas fire, media point, wooden flooring, radiators.

### FAMILY DINING KITCHEN

Another generous through room naturally well lit from windows to the front and side and double opening French doors leading onto the garden. The Kitchen is fitted with with range of cream fronted shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over with integrated dishwasher with matching facia panel. Inset 4 ring hob with extractor hood over and double oven and grill beneath, matching range of eye level wall units. Ample space for fridge/freezer, tiled flooring throughout, radiator.

### UTILITY ROOM

having single drainer sink set into base cupboard with worksurface extending to the side with space for washing machine, wall mounted gas central heating boiler, radiator, continuation of tiled floor and door to the rear.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space and off which lead

### PRINCIPAL BEDROOM

with window overlooking the front, radiator.

### EN SUITE SHOWER ROOM

having large shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

### BEDROOM 2

having window to the side, radiator.

### BEDROOM 3

with window overlooking the front, radiator.

### BEDROOM 4

with window to the side, radiator.

### FAMILY BATHROOM

having suite comprising panelled bath, pedestal wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

### OUTSIDE

The property is approached over driveway with parking and leading to the Garage with up and over door, power and lighting, personal door to the rear. The front is from the wrought with wrought iron fencing and mature hedging. The Rear Garden is laid to lawn with paved sun terrace, flower and shrub beds and large paved area to the rear. Enclosed with attractive brick walling.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. There is an annual service charge of £170. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](http://Monks.co.uk) where you will find the mortgage calculator.  
<https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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4 Bedroom House - Detached

Guide Price £275,000





## Judy Bourne

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## Get in touch

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## Wem office

13A High Street, Wem,  
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## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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