

24 Fothergill Way Wem SY4 5NX



4 Bedroom House - Detached
Offers In The Region Of £465,000

The features

- IMMACULATE LARGE 4 BEDROOM DETACHED FAMILY HOME
- ENVIABLE LOCATION CLOSE TO TOWN
- RECEPTION HALL WITH CLOAKROOM, LOUNGE WITH FEATURE LOG BURNER
- PRINCIPAL BEDROOM WITH EN SUITE, 3 FURTHER BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED
- MUCH IMPROVED BY THE CURRENT OWNERS
- LOVELY OPEN ASPECT TO THE REAR
- DINING ROOM, CONSERVATORY, NEWLY FITTED KITCHEN, UTILITY ROOM
- DRIVEWAY WITH AMPLE PARKING AND DOUBLE GARAGE
- EPC TBA



*** EXCELLENT LARGE DETACHED HOME WITH DOUBLE GARAGE AND OPEN VIEWS ***

An opportunity to purchase this immaculately presented and improved 4 bedroom detached home which is perfect for today's modern lifestyle - growing family, work from home and those who love to entertain.

Occupying an enviable position in this much sought after location with the benefit of a good sized driveway and double garage with large space behind that would be great for car enthusiast - the Garage also offers potential to become Home Office, Hobbies Crafts room subject to the necessary consents.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge with feature log burner, Dining Room, Conservatory, re-fitted Kitchen with oven and hob, Utility Room, Principal Bedroom, newly fitted Shower Room, 3 further generous Bedrooms and family Shower Room.

The property has the added benefit of gas central heating, double glazing, driveway with ample parking, detached double garage and lovely gardens with sunny rural aspect.

Viewing highly recommended.

Property details

WHAT THE OWNERS SAY ABOUT THEIR PROPERTY:

"This has been a wonderful, happy home that has given us so much flexibility and allowed us to enjoy all seasons come rain or shine; we've welcomed the cooler months with relaxed, cosy evenings sat in front of the log burner and then made the most of the warmer months watching the sun set in the sunny conservatory. The garden and abundance of space down the side became an extension of our home- an inviting area for family and friends, entertaining, and making the most of the all-day sunshine. It has been a home that has brought us comfort, happiness and so many special memories across the generations, and we hope the next family will love it just as much as we have."

LOCATION

The property occupies an enviable location on this sought after road in the heart of Wem being a short stroll from the Town's amenities including schools, shops, doctors, recreational facilities and the Railway station which has regular links to Shrewsbury, Crewe and London.

RECEPTION HALL

Covered entrance with door opening to Reception Hall, wooden flooring, radiator.

CLOAKROOM

with WC and wash hand basin, wooden flooring, radiator, window to the front.

LOUNGE

A generous sized room with window overlooking the front. Chimney breast housing cast iron log burner, media point, radiator. Wooden floor covering, double opening doors to

DINING ROOM

with radiator, wooden floor covering and patio doors to

CONSERVATORY

being of brick and sealed unit double glazed construction with French doors leading to the garden, wooden floor covering.

KITCHEN

Attractively re-fitted with soft grey shaker style units incorporating undermount one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surface over with integrated dish washer and inset 4 ring hob with extractor hood over and oven and grill beneath. Complementary range of eye level wall units with concealed lighting beneath, space for fridge/freezer, useful shelved pantry cupboard and tiled flooring. Window overlooking the garden, radiator and door to

UTILITY ROOM

with continuation of units with single drainer sink set into base cupboard with work surface extending to either side with space beneath for appliances, wall mounted gas central heating boiler, radiator. Tiled floor, door to garden.

FIRST FLOOR LANDING

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

PRINCIPAL BEDROOM

A generous double room with window overlooking the front, media point, radiator.

EN SUITE SHOWER ROOM

attractively re-fitted with suite comprising shower cubicle with direct mixer shower unit with drench head, wash hand basin and WC. Complementary tiled surrounds, heated towel rail and window to the side.

BEDROOM 2

Another generous double room with window overlooking the front, built in double wardrobe, radiator.

BEDROOM 3

with window overlooking the rear with lovely open rural aspect, radiator.

BEDROOM 4

again with window overlooking the rear with lovely rural view, radiator.

FAMILY SHOWER ROOM

A well appointed room attractively re-fitted with walk in shower, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

OUTSIDE

The property is approached over driveway which provides excellent parking and hardstanding for several vehicles and leads to the detached Double Garage with power and lighting and personal door to the side. To the side of the Garage are twin opening wrought iron gates which give access to additional hardstanding which would be ideal for motorhome/caravan and those motor enthusiasts.

The Rear Garden is a particular feature of the property being laid to extensive paved sun terrace which is ideal for those who love to outdoor dine and entertain, shaped lawn with well stocked flower, shrub and herbaceous beds and enclosed with wooden fencing and hedging which is bordered by farmland and offers a great level of privacy.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected and would recommend again that this is verified.

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 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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Offers In The Region Of £465,000**





Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01939 234368

Email. info@monks.co.uk

Click. www.monks.co.uk

Wem office

13A High Street, Wem,
Shropshire, SY4 5AA

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		
(81-91) B		
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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