

**Lime Grove, Fir Tree
Lane, Wem SY4 5EU**

A beautiful, individually designed property in a lovely setting tucked away along a private driveway but conveniently close to the town centre of Wem



- 3 bedrooms
- Lovely private gardens to the front and rear
- Ample parking for several vehicles
- Individual design
- Good sized accommodation
- Secluded location but close to amenities
- Recently fitted boiler

**Offers around
£400,000**

The Property

Lime Grove is a beautiful, individually designed detached three bedroom property in a secluded spot close to the town centre of Wem in North Shropshire.

The property is entered through a solid wood entrance doorway to the front of the which leads into the hallway with useful understairs storage Stairs to first floor.

The hallway leads into the living room to the right which is a bright and sunny room running the full width of the property with large uPvc bay window to the front and further uPvc window to the rear overlooking the garden. Solid wood parquet flooring. Adjacent to the living room sits a costly conservatory/sun room which can be accessed from both sides of the property.



Again with a large uPvc bay window, and to the opposite side of the property, is the dining room with views across the front garden. Original parquet flooring.

Adjacent to the dining room is the very useful vestibule/utility area with uPvc double doors to the front and downstairs WC perfect when spending time in and out of the garden.

The kitchen comprises a mixture of both wall and base units with complementary worktops over, shelving, gas oven with hob, extractor fan, single drainer sink with hot and cold taps, single woodburning stove, tiled flooring and part tiled walls, uPvc window to the rear.



Again with a large uPvc window, and to the opposite side of the property, is the dining room with views across the front garden. Original parquet flooring.



Next to the kitchen is the study/music room having large uPvc window overlooking the rear garden, open fireplace with brick built hearth and tiles mantle, parquet flooring.



Stairs to galleryed landing with bay window to the front.



The master bedroom lies above the living room with large windows to either side with views to both the front and rear and benefits from a small en-suite with WC and sink, fitted wardrobes.



Opposite the third bedroom at the far end of the property is the bathroom with white suite consisting of double quadrant shower cubicle and fitted shower, WC and sink, partially tiled walls and fully tiled flooring. Frosted window to the rear



Bedroom 2 is a generous double room with two fitted single wardrobes and cupboards above, fitted sink unit. Upvc window to the rear and wood effect flooring.

The third bedroom, a good sized single/small double room overlooks the front garden having the uPvc windows to the front and side. Fitted shelving and wood effect flooring.



Outside

Lime Grove is located on the outskirts of the town centre of Wem in north Shropshire along an unadopted private lane.

The property is approached over a paved driveway with ample parking for several vehicles.

Garage

Single garage at the end of the driveway with up and over door.

Front Garden

The front garden area is laid to lawn with mature shrubs, conifers and trees making it extremely private. A pretty shaded seating area has been created with imaginative planting where you can enjoy a breakfast coffee.



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Local Authority

Shropshire Council

Services

Mains water, drainage, electricity, gas fired central heating. Recently fitted boiler

Viewing

Strictly by appointment with Harfitts

Tenure

We understand the property is Freehold, although purchasers are advised to confirm details with their solicitor

All measurements are approximate and are for identification purposes only

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	66 d	
39-54	E		
21-38	F		
1-20	G		

VALUATIONS

For a free no obligation valuation of your own property please call us on 01939 232775

MORTGAGE ADVICE

We can put you in contact with expert independent financial advisors, please ask for details

SURVEYS

Please ask us for details of local surveyors



Rear Garden



The private rear garden is divided by paved pathways intersecting areas of lawn and former vegetable beds with a variety of mature fruit trees and shrubs. There are, in addition, two wooden sheds and a greenhouse. The whole being enclosed by larchlap fencing.

The Local Area

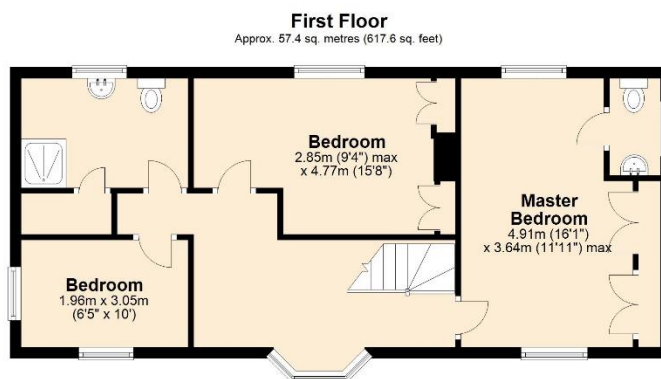
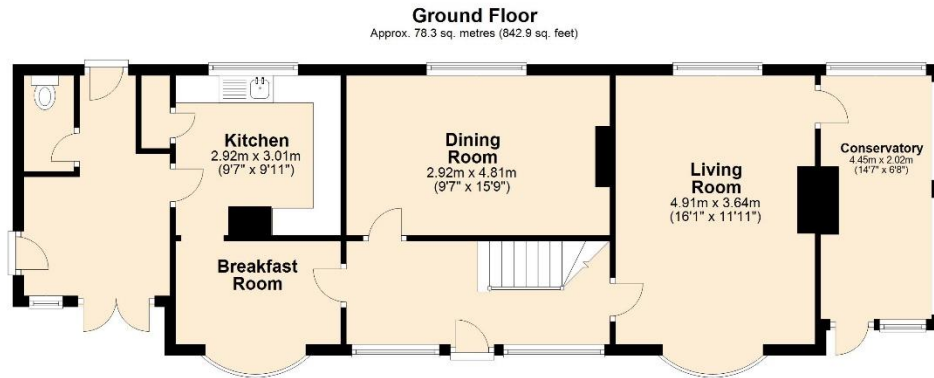
The property is situated on Fir Tree Lane (a private lane) in Wem which is located off New Street (B5476) to the north of the town centre on the right hand side after Summerfield Road.

Lime Grove is within convenient walking distance of Wem town centre and the local shops, schools and amenities. There are excellent doctors, dentists and schools within the town as well as a supermarket and a good selection of pubs and eateries.

The larger towns of Shrewsbury, Whitchurch and Telford are within easy driving distance, and there are rail links directly from Wem or Shrewsbury stations to Crewe and Manchester to the north, and Birmingham and London to the south.

Council Tax Band

Floorplan



Total area: approx. 135.7 sq. metres (1460.5 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Agent's Notes

Harfitts for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that:

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All measurements are approximate and are for identification purposes only.

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