



22 Fothergill Way, Wem, SY4 5NX

Helping *you* move



22 Fothergill Way, Wem, SY4 5NX

Offers In Region Of £370,000



A superb four bedroom detached home with ample parking space and detached double garage, situated in a quiet residential area in the popular market town of Wem.

- Superb Detached House
- Four Bedrooms
- Quiet Residential Location
- Impressive Open Plan Kitchen/Dining/Garden Room
- Generous Lounge
- Master En Suite and Family Bathroom
- Ample Parking Space and Detached Double Garage
- EPC D, Council Tax Band E



**This superb four bedroom detached house with detached double garage is set back from the road and is situated in a quiet residential area in the popular market town of Wem with open fields to the rear. The current owners have made it into a wonderful home that is immaculately presented and it provides great size accommodation throughout. The ground floor includes a light and airy Entrance Hall, Cloakroom, spacious Lounge and Utility Room. The heart of the home is the fabulous open plan Kitchen, Dining Room and Garden Room with Clearview log burner and vaulted ceiling, ideal for modern living. To the first floor are Four Bedrooms, Master En Suite Shower Room and a Family Bathroom. Outside, to the front there is ample off road parking along with a detached double garage. There is a beautifully maintained private rear garden mainly laid to lawn with a paved patio area, timber shed and a wide variety of established shrubs and plants.**



## LOCATION

Set in the North Shropshire Market town of Wem which provides excellent rail links to Shrewsbury and Crewe. The market town also boasts nursery, primary and secondary schools and a recently extended doctors surgery. Wem offers facilities for daily living as well as leisure and recreational facilities including a football and cricket club. The larger centres of Shrewsbury, Telford and Oswestry are between 11 and 25 miles approximately.



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**TENURE**

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

**SERVICES**

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**DIRECTIONS**

From the centre of town proceed past St Peters Church, continue on and the turning for Fothergill Way can be found after a short distance on the left hand side, proceed and the property can be found on the right hand side.

**ENERGY PERFORMANCE**

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

**PROPERTY INFORMATION**

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**LOCAL AUTHORITY**

Council Tax Band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

**VIEWING**

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

**METHOD OF SALE**

For sale by Private Treaty.

**AML REGULATIONS**

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WH33807 280923



**LOUNGE**  
16' 0" x 12' 3" (4.88m x 3.73m)

**KITCHEN**  
13' 3" x 11' 0" (4.04m x 3.35m)

**DINING ROOM**  
12' 4" x 8' 9" (3.76m x 2.67m)

**GARDEN ROOM**  
11' 9" x 10' 9" (3.58m x 3.28m)

**UTILITY ROOM**  
6' 7" x 6' 5" (2.01m x 1.96m)

**MASTER BEDROOM**  
15' 8" x 12' 4" (4.78m x 3.76m)  
max

**EN SUITE**  
5' 6" x 5' 6" (1.68m x 1.68m)

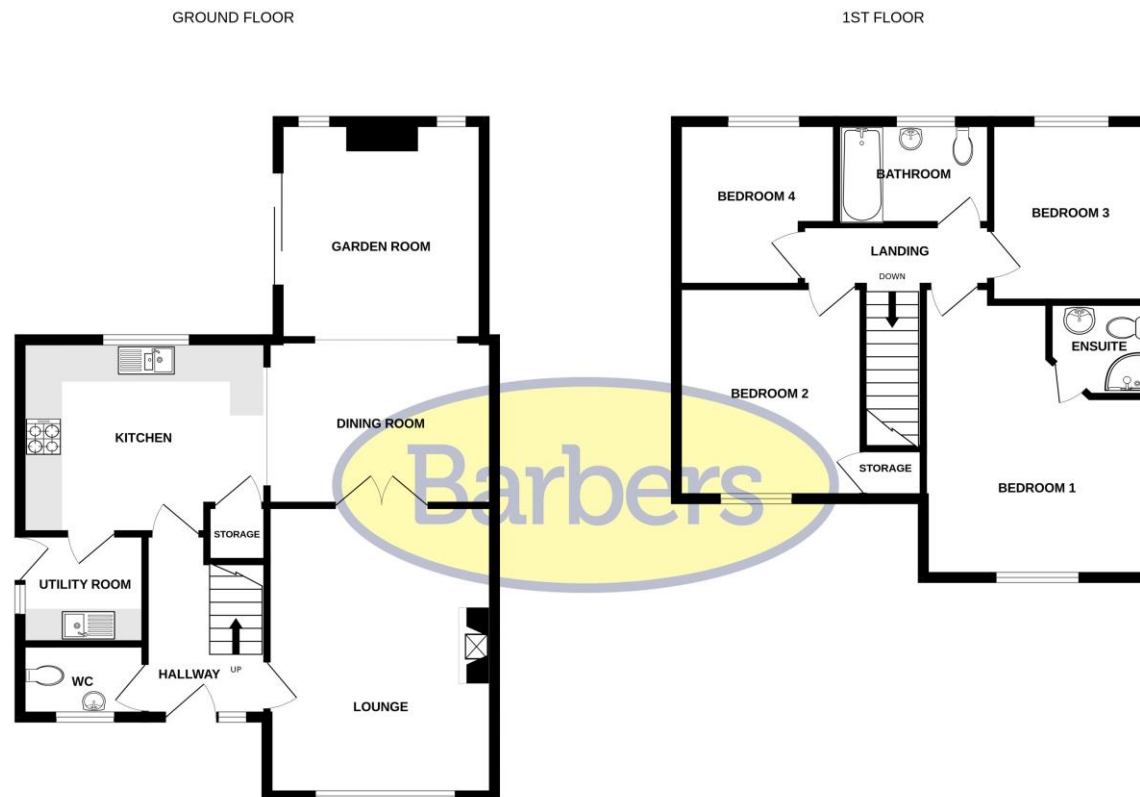
**BEDROOM TWO**  
11' 7" x 10' 2" (3.53m x 3.1m)

**BEDROOM THREE**  
9' 8" x 8' 7" (2.95m x 2.62m)

**BEDROOM FOUR**  
8' 9" x 8' 8" (2.67m x 2.64m)

**FAMILY BATHROOM**  
8' 3" x 5' 6" (2.51m x 1.68m)

**DOUBLE GARAGE**  
17' 8" x 17' 8" (5.38m x 5.38m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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