



6 Guttery Close, Wem, SY4 5YG

Helping *you* move



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Offers In Region Of £395,000



- Spacious Four Bedroom Detached House
- Driveway and Double Garage
- Fabulous Garden Room
- Master En Suite and Family Bathroom

- Open Plan Kitchen/Diner
- Solar Panels and Battery, Electric Vehicle Charging Point
- Quiet Cul-de-Sac Location
- EPC B, Council Tax Band D, Freehold



This very well presented four bedroom detached house is situated on a quiet cul-de-sac in the popular market town of Wem. It provides great size accommodation ideal for family life and is within easy walking distance of the town centre, local schools and amenities. The current owners have made it into a lovely home that has solar panels with Tesla battery, providing greater energy efficiency and lower bills. All the rooms have generous proportions and the ground floor comprises Entrance Hall, Cloakroom with WC, Lounge, fabulous open plan Kitchen/Diner, Utility Room, impressive Garden Room with French doors opening onto the rear garden and a useful Study. To the first floor are Four Bedrooms including the spacious Master Bedroom with built in wardrobes and En Suite Shower Room and a modern Family Bathroom completes the accommodation. In addition to the double garage there is driveway parking to the front, providing ample parking space for several vehicles and there is an electric vehicle charging point. The attractive rear garden is mainly laid to lawn with a paved patio area and well stocked borders filled with a variety of established shrubs, plants and trees.



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 electricity, gas, water and drainage 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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.

ENERGY PERFORMANCE

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

DIRECTIONS

Travel on the B5476 from Whitchurch to Wem. Upon entering Wem take the left hand turn into Fimes Way and continue into Windmill Meadow. Guttery Close will then be found on the right hand side.

LOCAL AUTHORITY

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

VIEWING

Please ring us on 01948 667272 or Email: 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.

WH35588 230424



LOUNGE
19' 6" x 11' 8" (5.94m x 3.56m)

GARDEN ROOM
12' 0" x 11' 0" (3.66m x 3.35m)

KITCHEN/DINER
20' 2" x 10' 1" (6.15m x 3.07m)

STUDY
9' 3" x 7' 1" (2.82m x 2.16m)

MASTER BEDROOM
13' 5" x 10' 4" (4.09m x 3.15m)

BEDROOM TWO
12' 2" max x 10' 6" (3.71m x 3.2m)

BEDROOM THREE
9' 6" x 10' 5" (2.9m x 3.18m) excl wardrobes

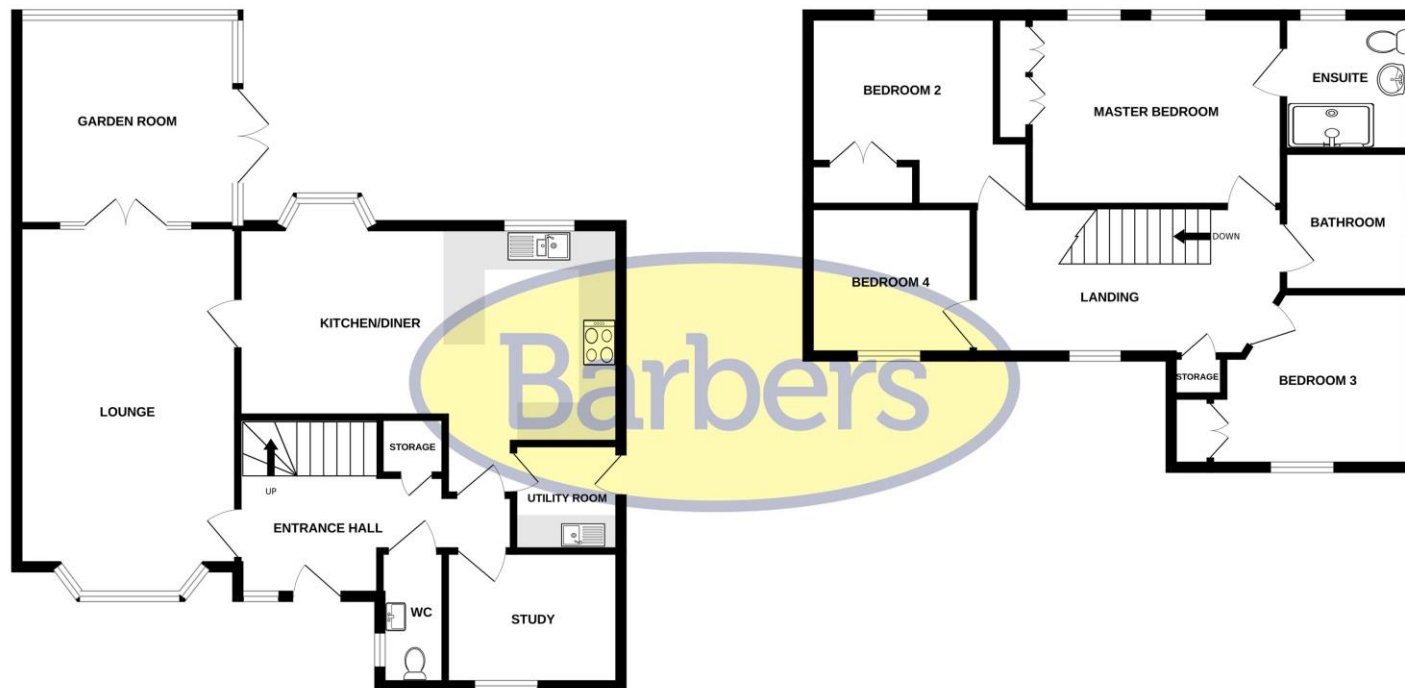
BEDROOM FOUR
9' 1" x 6' 7" (2.77m x 2.01m)

BATHROOM
7' 2" x 6' 2" (2.18m x 1.88m)

DOUBLE GARAGE
18' 2" x 18' 2" (5.54m x 5.54m)

GROUND FLOOR

1ST FLOOR



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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