

A spacious 4 bedroom house in need of redecoration , with garage and conservatory, situated in a popular residential area in the market town of Wem.



- 4 bedrooms
- Spacious lounge
- Kitchen / breakfast room
- Family bathroom
- Double glazing
- Garage
- Conservatory

**Offers around
£350,000**

The Property

32 Fothergill way is a 4 bedroom house in need of redecoration situated on a popular residential development in the market town of Wem.

The property is entered through a front, partially glazed uPVC entrance door, which leads into the entrance hall.

The bright living room is entered from the hallway.



The kitchen is situated at the rear of the property with a range of fitted wall and base units with contrasting worktops over, a sink and integral oven, hob and extractor hood.



There are four bedrooms two of which are comfortable sized doubles .



The bathroom is fitted with a white-coloured suite consisting of a wash hand basin, a bath and WC with tiled walls. The window is fitted with frosted glass.





Outside

The property has a garage and a conservatory, which is accessed via patio doors from the lounge. The property has a lawned garden area to the rear which can be accessed via a gate.

The Local Area

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

The larger towns of Shrewsbury and Whitchurch are only a few miles drive away, and there are rail links directly from Wem Station to Crewe to the north, and Shrewsbury, Birmingham and London to the south.

Council Tax Band

E

Local Authority

Shropshire Council

Services

Mains water, drainage, gas and electricity. Gas fired central heating.

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.

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.

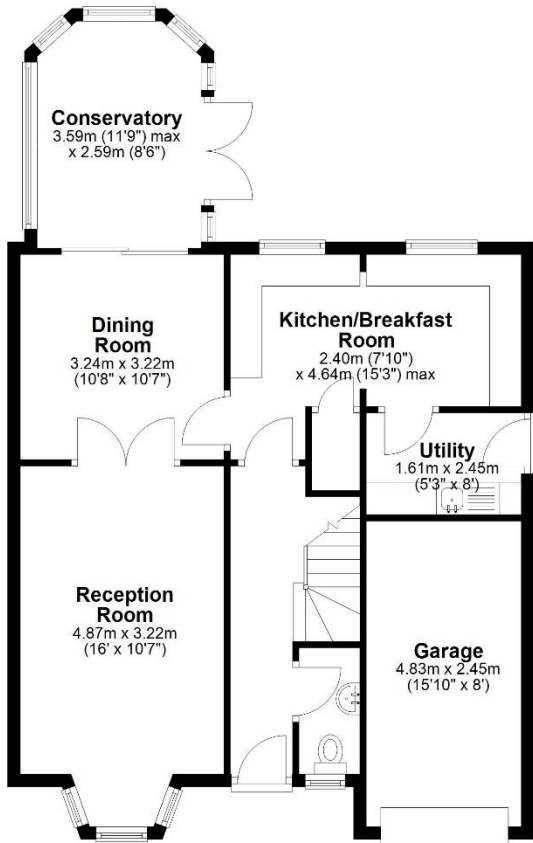
SURVEYS

Please ask us for details of local surveyors

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 77.3 sq. metres (832.6 sq. feet)



First Floor

Approx. 57.5 sq. metres (619.2 sq. feet)



Total area: approx. 134.9 sq. metres (1451.8 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:

These particulars are produced in good faith, and are set out as a general guide and do not constitute any part of an offer or contract.

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