



45 FISMES WAY

FISMES WAY, WEM, SHROPSHIRE | SY4 5YD

A Stylish & Beautifully Presented Detached Family Home

Offers In The Region Of £525,000



WELCH
ESTATE AGENTS

Style, Space & Family Living

An impressive and beautifully presented five-bedroom detached family home, set back behind a wide driveway and lawned frontage in a residential area of the popular North Shropshire market town of Wem.

The property has been updated throughout with a real eye for design, creating a stylish and well-balanced home with flexible reception spaces, contemporary bathrooms and a generous enclosed rear garden, ideal for family life and entertaining.

At the heart of the home is the superb kitchen/breakfast room with central island, opening into the conservatory. The ground floor also offers a welcoming reception hall, a dual-aspect lounge with log burner, a separate dining room, utility room and cloakroom. To the first floor are five bedrooms, one with an en-suite shower room and one currently used as a dressing room, together with a family bathroom.





ACCOMMODATION

Stylish, well-balanced accommodation designed around modern family living and entertaining.

Ground Floor

- Reception Hall
- Lounge with Log Burner
- Kitchen/Breakfast Room
- Conservatory
- Dining Room
- Utility Room & Cloakroom

First Floor

- Bedroom with En-Suite Shower Room
- Four Further Bedrooms (One Currently a Dressing Room)
- Family Bathroom

Outside

- Wide Driveway & Detached Garage
- Large Enclosed Rear Garden with Patio

The Heart of the Home

The kitchen/breakfast room is undoubtedly one of the defining features of the home. It is fitted with charcoal shaker-style wall and base units with brushed brass handles and white stone-effect worktops, with herringbone flooring running throughout.

A large central island provides breakfast bar seating beneath a trio of statement glass pendant lights. Appliances include a hob with an angled extractor, eye-level ovens and space for an American-style fridge freezer within tall housing. French doors open onto the garden.

Wide sliding doors lead into the conservatory, a bright additional reception space overlooking the rear garden, with French doors opening onto the patio. It is currently used as a dining area.

A separate utility room provides a sink, space for appliances and side access, while the characterful cloakroom features hand-glazed green metro tiling, geometric tiled flooring and brushed brass fittings.





THE LOUNGE

A generous dual-aspect room with windows to both the front and rear, filling it with natural light. The focal point is a wood-burning stove set on a patterned tiled hearth beneath an oak beam mantel, with ample space for several seating areas and a door through to the kitchen.

Reception Hall

Entered through a contemporary grey composite front door with glazed side panels beneath a tiled canopy porch, the hall makes a striking first impression with black and white geometric floor tiles and sage green panelling rising alongside the staircase.

Dining Room

A separate reception room to the front of the house, equally suited to formal dining, a home office or a playground.

Bedrooms & Bathrooms

To the first floor, the landing gives access to all five bedrooms, the family bathroom and storage.

A well-proportioned double bedroom features a panelled feature wall, fitted mirrored wardrobes and a rear-facing window overlooking the garden and mature trees. It is served by an en-suite shower room with a walk-in shower enclosure, patterned tiling, a vanity wash basin with matt black tap and a WC.

There is a further generous double bedroom to the front, a good-sized bedroom currently set up as a child's room with space for a bed and desk, and another bedroom with a side-facing window. The smallest bedroom is currently used as a dressing room, fitted with mirrored wardrobes and open shelving, and could easily be returned to a bedroom, nursery or study.

The family bathroom is finished with large-format marble-effect tiling and has a bath with shower over and glass screen, a wall-hung WC with concealed cistern and a vanity wash basin.





Gardens & Grounds

The property is approached over a wide tarmac driveway providing parking for several vehicles, with lawned gardens set either side of a paved path to the front door. The driveway continues to a detached garage with an up-and-over door.

The rear garden is a real highlight. It is large and mainly laid to lawn, bordered by fencing, established hedging and an ivy-clad wall, with mature trees giving a good degree of privacy.

A paved patio adjoins the house and conservatory, creating an ideal space for outdoor seating and summer entertaining, with plenty of room beyond for children to play.



Location & Key Features

Fismes Way is in a residential area of the popular North Shropshire market town of Wem, which has a range of everyday shops, schools and amenities, as well as a railway station.

- Detached family home
- Five bedrooms, one with en-suite
- Kitchen/breakfast room with central island
- Dual-aspect lounge with log burner
- Separate dining room and conservatory
- Utility room and designer cloakroom
- Contemporary family bathroom
- Wide driveway and detached garage
- Large enclosed rear garden with patio

FURTHER INFORMATION

Anti-Money Laundering (AML) Checks

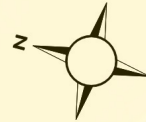
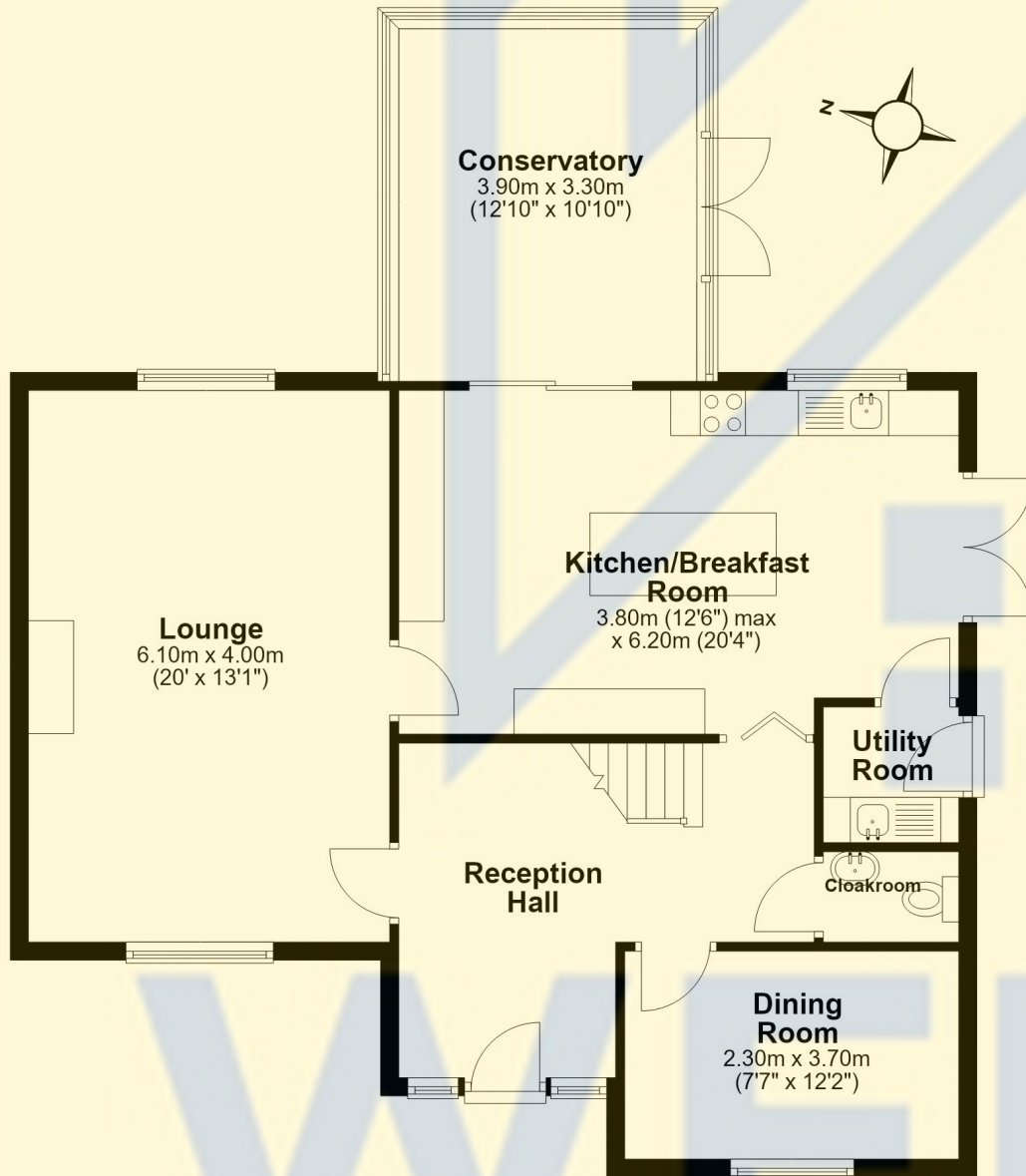
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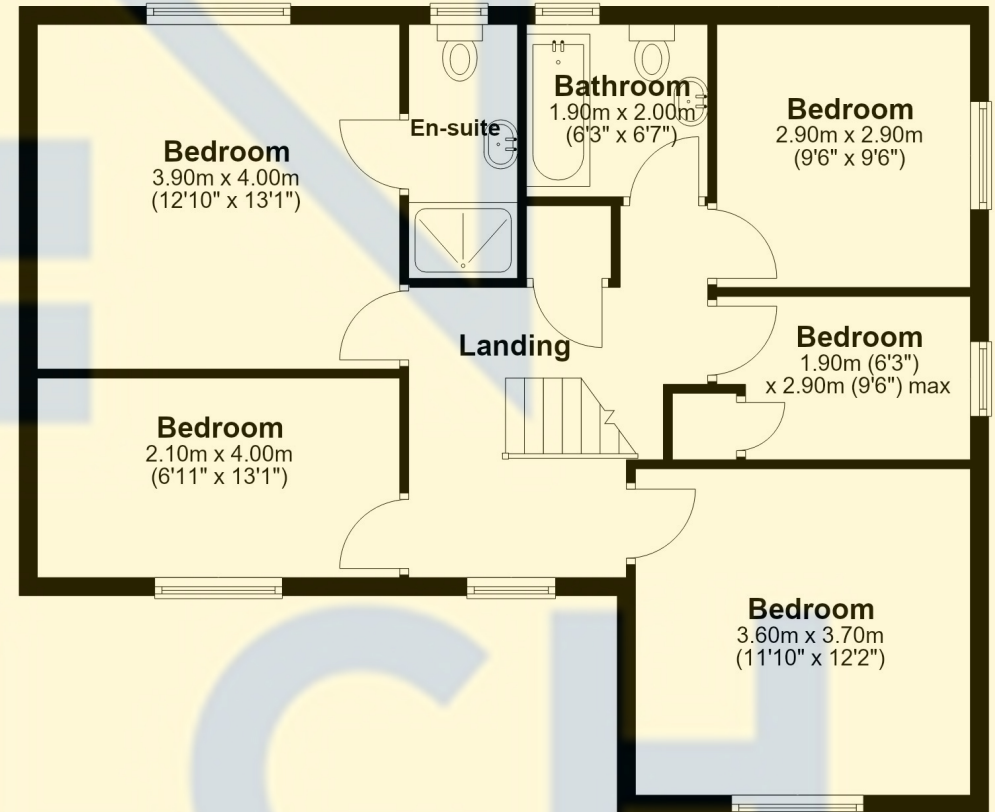
Ground Floor

Approx. 88.7 sq. metres (954.3 sq. feet)



First Floor

Approx. 72.2 sq. metres (777.0 sq. feet)



Total area: approx. 160.8 sq. metres (1731.3 sq. feet)