

25 Swain Close, Wem, Shrewsbury, Shropshire, SY4 5NZ

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

**Offers In The Region Of £599,995**

Viewing: strictly by appointment through the agent

### Accommodation

Reception hallway, cloakroom, study, bay fronted lounge, dining room, bespoke re-fitted family kitchen/breakfast room with a range of built-in appliances, inner hallway, first floor landing, master bedroom with en-suite bathroom and dressing room, guest bedroom with en-suite shower room, three further bedrooms, family bathroom, further self-contained bedroom with living area and en-suite shower room, front and landscaped rear enclosed gardens, generous driveway, double garage, attractive rural aspects to rear, upvc double glazing, gas fired central heating. Viewing is recommended.

Canopy over, sealed unit double glazed entrance door with upvc double glazed to side gives access to:

### Reception hallway

Having tiled floor, radiator, under-stairs storage cupboard.

From reception hallway door gives access to:

### Cloakroom

Having low flush WC, pedestal wash hand basin, tiled floor, extractor fan to ceiling.

Door from reception hallway gives access to:

### Study

9'0 x 7'10

Having upvc double glazed window to rear, radiator.

Wooden framed glazed double doors from reception hallway gives access to:

### Bay fronted lounge

20'5 max into bay x 16'8 max reducing down to 12'1

Having upvc double glazed walk-in bay window to front, contemporary wood burning fire with upvc double glazed windows to either side and spotlights to ceiling, bi-folding upvc double glazed doors give access to rear gardens, two radiators coving to ceiling.

Door from reception hallway gives access to:

### Dining room

14'1 x 10'6

Having upvc double glazed French doors giving access to rear gardens, upvc double glazed window with pleasing rural aspect to side of property, radiator.

From reception hallway door gives access to:

### Bespoke re-fitted family kitchen/breakfast room

16'6 x 16'0 max

This bespoke kitchen manufactured by a company called Nighteen O Nine comprises: a range of luxury eye level and base units with built-in cupboards and drawers, integrated Siemens oven, Siemens combination microwave with warming drawer below, Siemens five ring gas hob with concealed cooker canopy over, integrated Bosch dishwasher, washing machine and Zanussi full length fridge, custom made pull out larder style cupboard/drawers, fitted Granite worktops with two ceramic Franke Belfast style sinks with brushed chrome style mixer taps over, upvc double glazed window to front, two upvc double glazed windows providing a pleasing rural aspect to the side of the property, ceramic tiled floor, two radiators, composite double glazed door giving access to side of property, recessed spotlights to ceiling, wall mounted heated digital control panel.

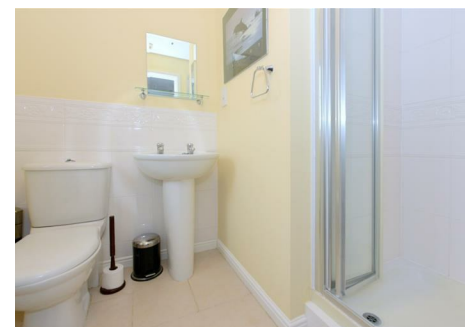
Door from kitchen/breakfast room gives access to:

### Inner hallway

Having radiator, service door to double garage, upvc double glazed window with pleasing rural aspect to side of property.

From reception hallway stairs rise to:





**Half landing**

Having upvc double glazed window providing a pleasing aspect to the property's rear gardens and rural aspect.

Stairs then rise to:

**First floor landing**

Having radiator, loft access, cupboard housing pressurised water system.

Doors from first floor landing give access to five bedrooms and family bathroom.

**Bedroom one**

16'8 x 11'4

Having radiator, upvc double glazed window to front, fitted wardrobes, upvc double glazed French doors which gives access to:

**Walk-out balcony**

Which takes in full advantage of the stunning rural aspect. From bedroom access if then given to:

**Dressing area**

Having two fitted double wardrobes.

Door from dressing area gives access to:

**En-suite bathroom**

Having a four piece suite comprising: panelled bath, tiled shower cubicle, low flush WC, pedestal wash hand basin, half tiled to walls, tiled floor, upvc double glazed window, extractor fan to ceiling, radiator, shaver point.

**Bedroom two**

12'0 max into bay x 11'10

Having a range of fitted wardrobes, bedside cabinets, chest of drawers, walk-in bay with a range of upvc double glazed windows to front, radiator.

Door to:

**En-suite shower room**

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, radiator, tiled floor, shaver point, upvc double glazed window to front.

**Bedroom three**

13'2 x 8'9

Having upvc double glazed window with pleasing aspect over the property's rear gardens and rural aspect, radiator.

**Bedroom four**

11'8 x 9'0

Having upvc double glazed window with pleasing aspect over the property's rear gardens and rural aspect, radiator.

**Bedroom five**

9'9 x 8'7

Having radiator, upvc double glazed window with pleasing aspect to the property's rear gardens and rural aspect.

**Family bathroom**

Having a three piece suite comprising: panelled bath, low flush WC, pedestal wash hand basin, part tiled to walls, upvc double glazed window to front, extractor fan to ceiling, tiled floor, radiator.

From inner hallway (off family kitchen/breakfast room) stairs rise to:

**Self-contained bedroom six**

18'6 excluding staircase recess x 16'7

Having recessed spotlights to ceiling, two upvc double glazed windows, two radiators, loft access.

Door to:

**En-suite shower room**

Having tiled shower cubicle, pedestal wash hand basin, low flush WC ,radiator, part tiled to walls, tiled floor, extractor fan to ceiling.

**Outside**

The property occupies a delightful end of cul-de-sac position. To the front of the property there is a generous tarmacadam and brick paved driveway. To the side of this there is a lawned garden with paved area which would be suitable for caravan/motorhome etc. From the driveway access is given to:

**Double garage**

17'8 x 15'4

Having up and over door, glazed window to side, fitted power and light, wall mounted gas fired central heating boiler.

Gated side access leads to a paved area/pathway with timber fencing screening a beautiful rural aspect.

Access is then given to the property's landscaped:

**Well maintained rear gardens**

Which comprises: large paved sun terrace, sheltered timber framed BBQ area with garden shed to side, shaped lawned gardens, raised beds with a variety of shrubs, plants, bushes and trees. The rear gardens offer good levels of privacy and have a delightful rural aspect.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND F**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage Services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

