



MAYMYO

SHAWBURY ROAD | WEM | SHREWSBURY | SY4 5PF

Halls¹⁸⁴⁵



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Shrewsbury 11.3 miles | Telford 23.6 miles
(all mileages are approximate)

A STYLISH AND MUCH IMPROVED DETACHED FAMILY HOME, OFFERING
WONDERFUL ACCOMMODATION BACKING ONTO OPEN COUNTRYSIDE
WITH LOVELY RURAL VIEWS.

Impressive detached family home in an enviable edge-of-town position
Beautifully presented and much improved throughout
Elegant sitting room with feature fireplace and log burner
Three generous double bedrooms with en-suite to the principal bedroom
Beautifully established gardens, garage/workshop and home office/4th bedroom



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3words - ///wizards.reverses.smallest

From Shrewsbury town centre, proceed north on the A49 through Hadnall and Preston Brockhurst. Continue around the sharp right hand bend and take the first left turn onto Shawbury Road. Proceed along this road and the property will be found after a distance on the left hand side.

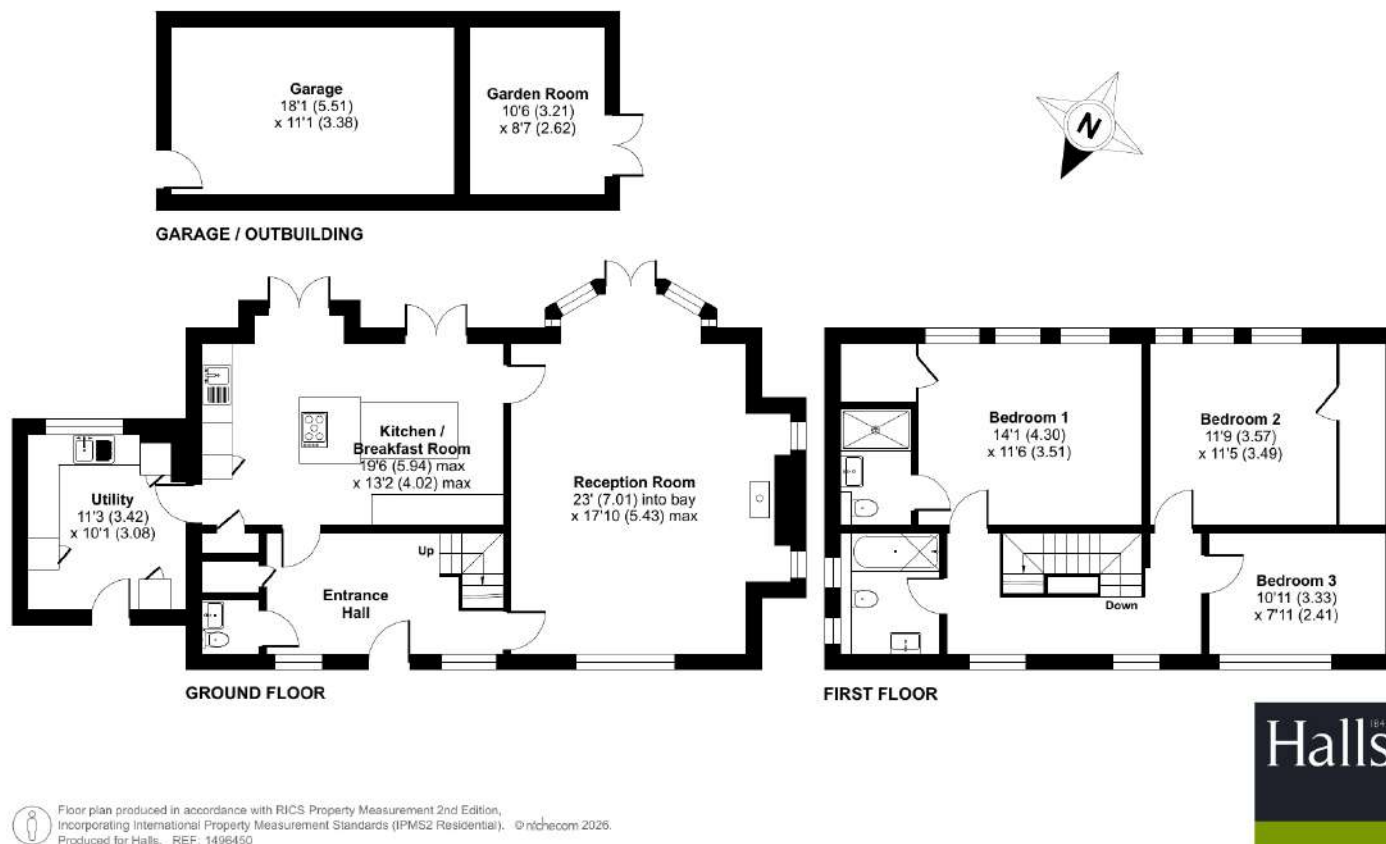
SITUATION

The property is ideally positioned for access to the excellent range of amenities available in Wem, including shops, supermarkets, schools, doctors, churches and leisure facilities. The town also benefits from a railway station providing links towards Shrewsbury and Crewe, with connections onwards towards London. For those commuting by road, there is convenient access to the A5 and M54 motorway network, whilst the county town of Shrewsbury is within easy reach.

PROPERTY

Maymyo is an impressive and beautifully presented detached family home which has been extensively improved and modernised by the current owners to create stylish, spacious and highly versatile accommodation, perfectly suited to modern family living and entertaining.

The property occupies an enviable position on the edge of the popular North Shropshire market town of Wem, being set back from the road and enjoying lovely open rural views to the rear, with adjoining farmland providing a wonderful backdrop. The accommodation is deceptively spacious and has been thoughtfully designed, with the superb open plan living/dining/kitchen providing a real hub to the home and an ideal space for entertaining family and friends.



The accommodation briefly comprises a welcoming reception hall with downstairs WC, an impressive sitting room with feature fireplace and log burner that has French doors to the rear patio. The stunning open plan living/dining/kitchen also opens directly onto the rear gardens and outdoor entertaining areas. This is the hub of the home and is perfect for entertaining, having a stylish range of high gloss units with integrated appliances, eye-level double oven, grill and combination microwave. A feature island incorporates

an induction hob, with excellent storage and a bespoke dining table providing seating for up to 8 people. There is also a large and very useful utility/boot room.

To the first floor are three generous double bedrooms, including a principal bedroom with en suite shower room and far-reaching views over the surrounding countryside. The second bedroom also benefits from a large walk-in wardrobe/dressing room, whilst there



is a further well-appointed family bathroom.

The property is further enhanced by gas fired central heating and double glazing, together with a large driveway providing ample parking and access to a good-sized garage/workshop.

OUTSIDE

The gardens are a particular feature of Maymyo. To the front is a shaped lawn with mature specimen trees, whilst the rear garden is beautifully established and extensively laid to lawn, with a wonderful abundance of well-stocked flower, shrub and herbaceous borders. A paved pathway winds through the garden, with a number of seating areas enjoying the peaceful rural surroundings and far-reaching views across the adjoining farmland. Immediately adjoining the house are three purpose-laid sun terraces, accessed directly from the living accommodation via French doors, providing an exceptional setting for outdoor dining and entertaining during the warmer months. The current owners have also converted the rear of the garage to offer a flexible room that could be a study/garden room or even a 4th bedroom.

To the side of the garden is a fabulous large arched Greenhouse. The property as a whole sits in 0.75 of acre.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electricity and gas. Drainage is provided to a private system.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - E



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



