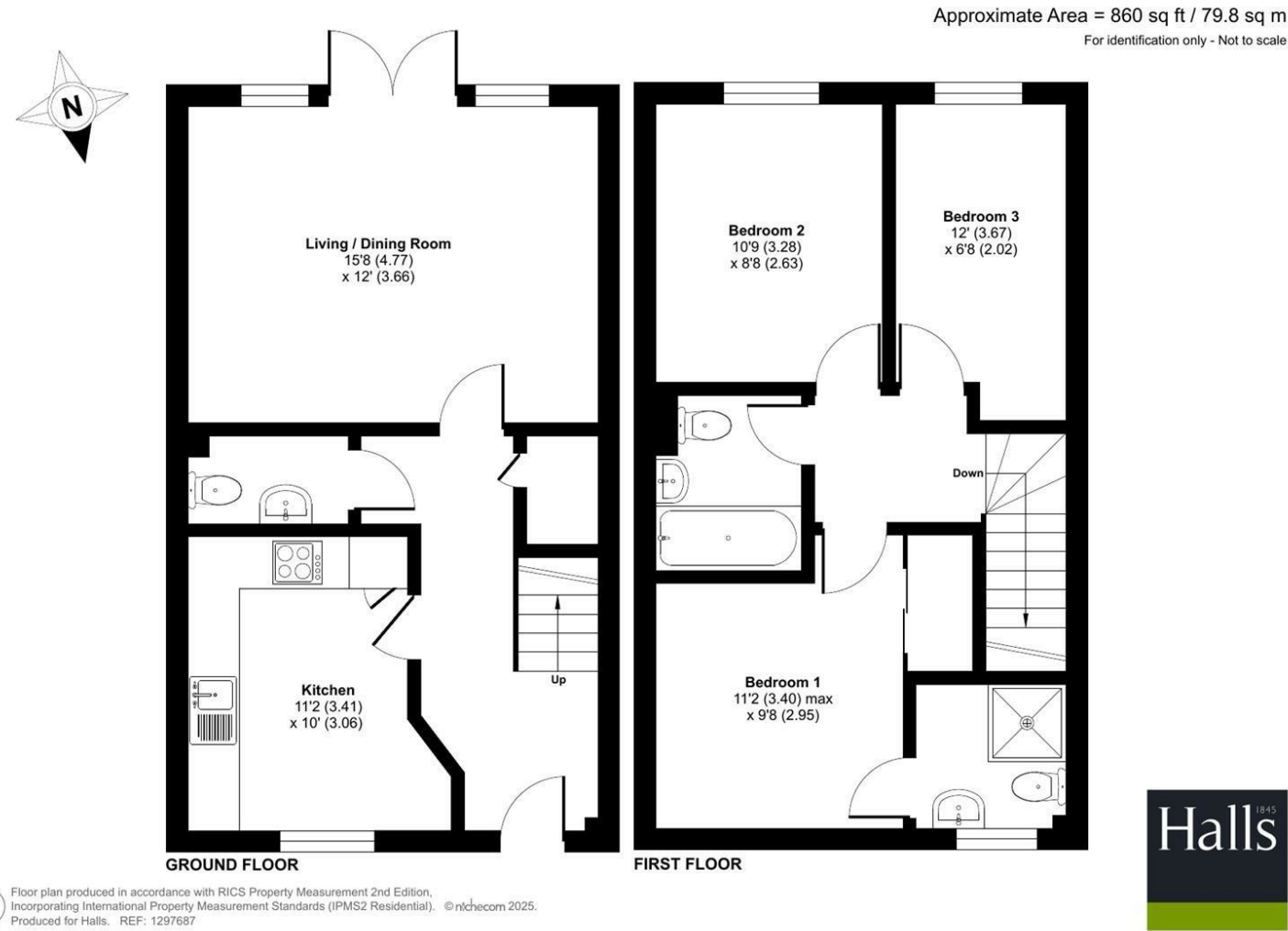


FOR SALE

56 Oakley Meadow, Wem, Shrewsbury, SY4 5SP



FOR SALE

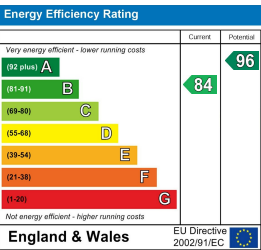
Offers in the region of £239,995

56 Oakley Meadow, Wem, Shrewsbury, SY4 5SP

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A modern and smartly presented three-bedroom semi-detached property boasting well designed internal accommodation, partially walled garden, and off-street parking, conveniently situated on the perimeter of a popular development within the market town of Wem.



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

halls.gb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

halls.gb.com

01691 622 602



Whitchurch (8 miles), Ellesmere (10 miles), Shrewsbury (12 miles).

All distances approximate.



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Modern Property
- Well Presented
- Master with En-Suite
- Driveway Parking
- Partially Walled Garden
- Perimeter of the Development

DESCRIPTION

Halls are delighted with instructions to offer 56 Oakley Meadow, Wem, for sale by private treaty.

56 Oakley Meadow is a modern three-bedroom, semi-detached property which has been intuitively designed to cater to a number of demographics, offering ample space for families and mature buyers alike, whilst providing around 860 sq ft of well presented living accommodation positioned over two floors, these currently comprsiing, on the ground floor, an Entrance Hall, Kitchen, Living/Dining Room, and Cloakroom, together with three first floor Bedrooms (the Master enjoying an En-Suite) and a family Bathroom.

The property is positioned on the perimeter of this popular development, with open green space to the front, and enjoys attractive rear gardens which, notably, are partially retained within a curved brick wall, alongside an area of shaped lawn complemented by two paved patio areas, these providing an ideal space of outdoor dining and entertaining. To the front are easily maintained external areas currently comprising gravelled beds situated beside paved walkways which lead to the front door and, via a full-height timber gate, to the rear.

SITUATION

56 Oakley Meadow is situated in a popular residential location on the edge of the North Shropshire town of Wem, which has an excellent range of local shopping, recreational and educational facilities and also boasts a mainline railway station. The town of Whitchurch (8 miles) and the county towns of Shrewsbury (11 miles) and Chester (29 miles) are all within easy motoring distance and all have a more comprehensive range of amenities of all kinds.

SCHOOLING

Within a convenient proximity are a number of well-regarded state and private schools, including St.Peters C of E Primary, The Thomas Adams School, Newtown C of E Primary, Woodlands School, Ellesmere College, Moreton Hall, Adcote School for girls, Packwood Haugh, Presfelde Prep, and Shrewsbury High School.

THE PROPERTY

The property provides principal access via a covered external porch which opens into an Entrance Hall, where stairs rise to the first floor with useful storage cupboard beneath, and from where a door leads immediately to the left into a Kitchen which features a window onto the front elevation and a modern fitted kitchen comprising a selection of base and wall units and a number of integrated appliances, alongside space for a breakfast table. The Entrance Hall culminates at a door which leads into a generously proportioned Living/Dining Room, with double-opening patio doors exiting directly into the gardens and flanked to either side by windows overlooking the same, and with ample space for seating and dining areas. The ground floor accommodation is completed by a useful Cloakroom, ideal for guests.

Stairs rise to a first floor landing where doors provide access into three well-proportioned Bedrooms with views to the front and rear, with the Master boasting an adjoining En-Suite Shower room which features a modern white suite. The first floor also benefits from a well-appointed Family Bathroom with a fitted modern suite comprising a low-flush WC, bath, and hand basin.

OUTSIDE

The property is approached over a compact front garden featuring gravelled beds intersected by a paved walkway, alongside a further paved walkways which leads, via a full-height timber gate, to the rear gardens. Positioned just to the east of the property is a tandem tarmac driveway which provides ample off-street parking for a number of vehicles.

The rear gardens are a notable feature of the property and enjoy a curved brick-built retaining wall, whilst comprising an area of shaped lawn complemented by two paved patio areas, these providing opportunities for al fresco dining and sitting out. The rear gardens offer a secondary access via a full-height timber gate and also feature a timber garden storage shed.

THE ACCOMODATION COMPRISES

- Ground Floor -
Entrance Hall:
Kitchen: 3.41m x 3.06m
Cloakroom:
Living/Dining Room: 4.77m x 3.66m

- First Floor -
Bedroom One: 3.40m x 2.95m
En-Suite:
Bedroom Two: 3.28m x 2.63m
Bedroom Three: 3.67m x 2.02
Family Bathroom

W3W

///funny.digit.executive

DIRECTIONS

When travelling from Shrewsbury direction, at the T-junction in the centre of Wem turn right on to High Street. Continue for a short distance and turn left in to New Street (Whitchurch Road). Continue past the Council offices and after a short distance turn right into Oakley Meadow (Willmott Fields). Continue for a short distance and the property will be found on the right hand side identified by a Halls 'For Sale' board.

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band ' B ' on the Shropshire Council Register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.