



Sedgeford, Edstaston, Wem, SY4 5RG

4 bedroom detached house—£360,000 Freehold

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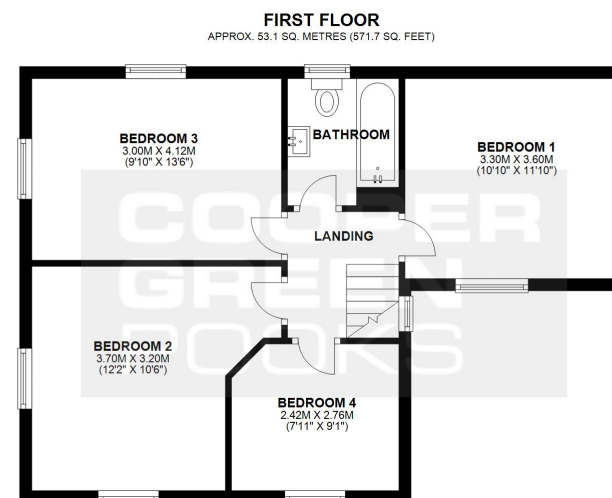
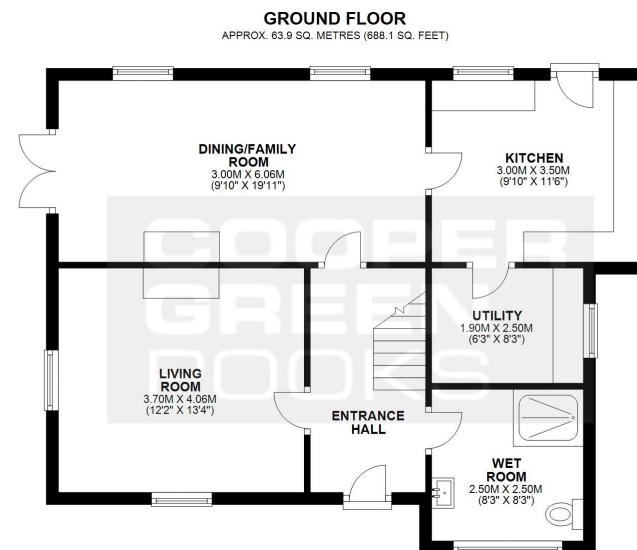
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Occupying a fantastic plot, set within approximately 1/3 acre of gardens, this beautifully presented and improved detached family house offers spacious and practical accommodation, benefitting from lovely views over surrounding countryside.

KEY FEATURES

- Good sized entrance hall with herringbone tiled flooring continuing throughout most of the ground floor
- Living room with feature fireplace and wood burning stove
- Lovely open plan dining/family room, also having a wood burning stove, with glazed double doors opening to the garden
- Well-fitted kitchen with integrated appliances, access to rear and separate utility which has built in shelving
- Large ground floor wet-room with rainwater shower and vanity unit
- Four bedrooms (three doubles and a single) and a modern family bathroom on the first floor
- uPVC double glazed windows and oil fired central heating
- Sedgeford has been individually designed, allowing plenty of natural light with most rooms having windows to two elevations
- Extensive private gardens, mainly laid to lawn with mature plants and trees
- Gated driveway to front providing parking
- Located just a two minute drive from the historic market town of Wem, while enjoying stunning views over surrounding countryside



TOTAL AREA: APPROX. 117.0 SQ. METRES (1259.8 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanIt.



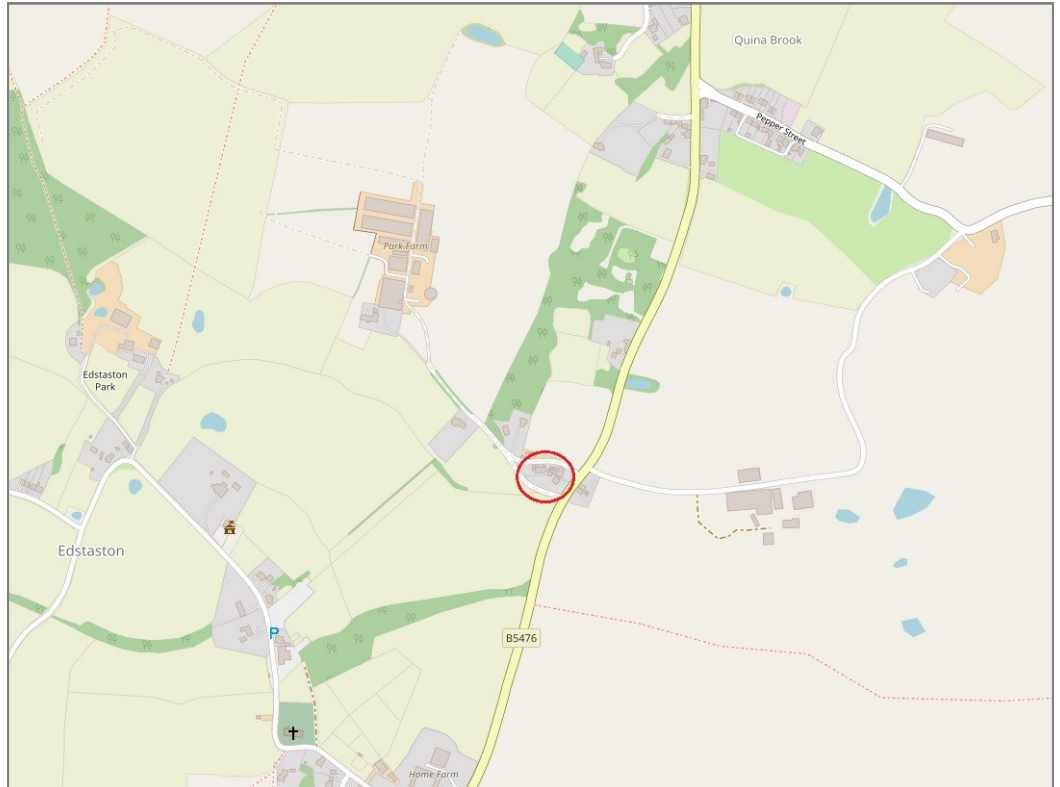






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BOUNDARIES NOT CONFIRMED

Tenure
Local Authority
Council Tax
EPC Band
Services

Freehold
Shropshire Council
Band D
Band D
Mains water and electricity are connected with oil fired central heating and septic tank drainage

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



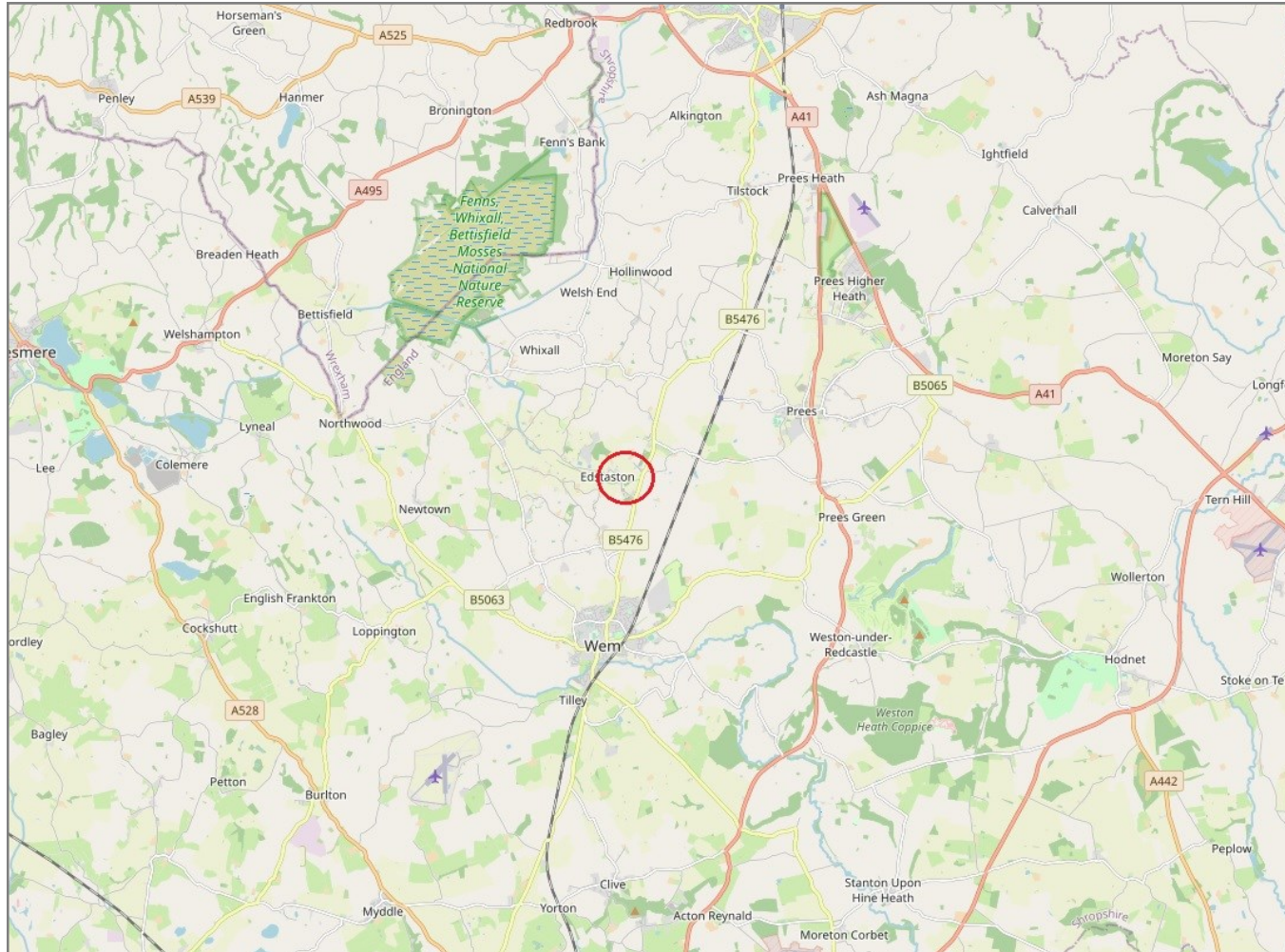
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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