

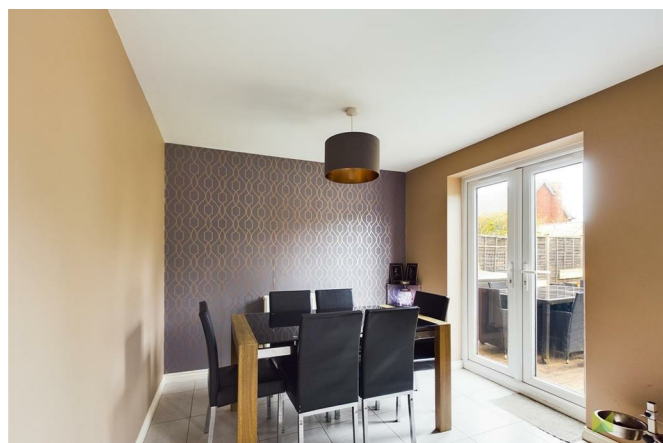
17 Oakley Meadow Wem SY4 5SF



4 Bedroom House - Detached
Reduced £340,000

The features

- DETACHED FAMILY HOME
- SPACIOUS LOUNGE
- UTILITY AND CLOAKROOM
- GARAGE AND PARKING
- VIEWING RECOMMENDED
- 4 DOUBLE BEDROOMS
- GOOD SIZED KITCHEN/DINING ROOM
- EN SUITE TO MAIN BEDROOM
- ENCLOSED REAR GARDEN
- EPC RATING C



**** FOUR DOUBLE BEDROOM FAMILY HOME ****

This deceptively spacious home offers great accommodation for a growing family and is set in this much sought after location on the edge of Wem.

There are excellent facilities on hand including Schools and Railway Station with links to Crewe and London.

Reception Hall with Cloakroom, Lounge, good sized Living / Dining / Kitchen, Utility Room, Principal Bedroom with en suite, 3 further double Bedrooms and family Bathroom.

Gas Central Heating, Double Glazing, driveway with parking, Garage and enclosed Rear Garden.

Viewing Recommended.

Property details

LOCATION

The property occupies an enviable position on the edge of this popular North Shropshire Market Town. Wem boasts excellent facilities including Supermarket, Post Office, Town Hall, Churches and Doctors along with a Railway Station with links Crew and London and to the nearby County Town of Shrewsbury.

RECEPTION HALL

Covered entrance with door opening to spacious Reception Hall, Radiator, wooden effect floor covering.

CLOAKROOM

With suite comprising WC and wash hand basin. Radiator.

LOUNGE

With window overlooking the front, media point, radiator. Stone fire surround housing living flame electric fire.

LIVING/DINING/KITCHEN

A good sized room, Dining Area with double opening French doors leading onto the garden. Kitchen is fitted with range of units incorporating single drainer sink with mixer taps set into base cupboard. Further range of matching cupboards and drawers with work surfaces over and having inset 4 ring hob with oven and grill beneath and extractor hood over. Space for dishwasher and fridge freezer and matching range of eye level wall units. Wall mounted gas central heating boiler. Window overlooking the rear garden, tiled flooring throughout, radiator.

UTILITY ROOM

With single drainer sink set into base cupboard and having space and plumbing beneath for washing machine, continuation of tiled floor, door to the garden.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with window to the side, Airing Cupboard and access to roof space.

PRINCIPAL BEDROOM

An excellent sized room with window to the front, media point, radiator.

EN SUITE SHOWER ROOM

With fully tiled shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

BEDROOM 2

With window to the rear, radiator.

BEDROOM 3

With window to the front, radiator.

BEDROOM 4

With window to the rear, radiator.

FAMILY BATHROOM

With suite comprising panelled bath, wash hand basin

and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE

The property is approached over driveway with parking for two cars and leading to the GARAGE with up and over door, power and lighting. The front garden is laid to lawn. Side pedestrian access leads to the enclosed REAR GARDEN which is laid mainly to lawn with flower and shrub beds, large decked sun terrace and paved patio. Enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected and would recommend this is verified.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

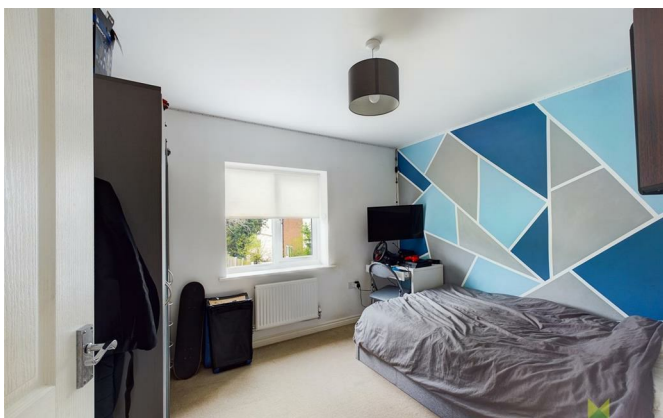
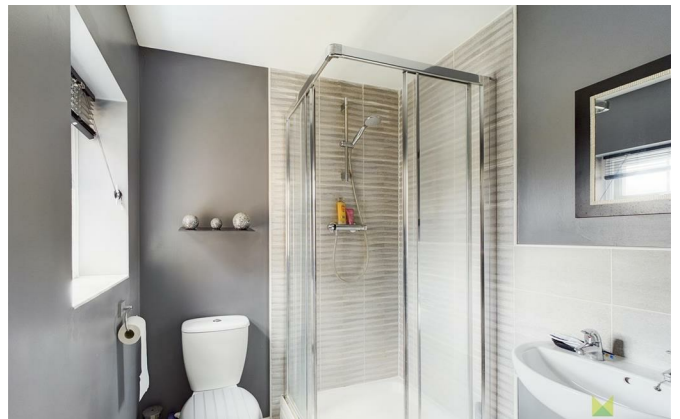
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 3.00pm on Sunday, maximising every opportunity to find your new home.

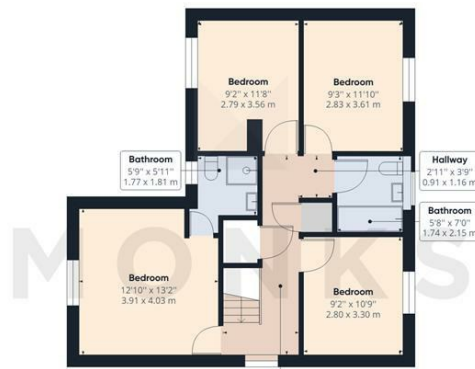
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4 Bedroom House - Detached
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Floor 0



Floor 1

Approximate total area⁽¹⁾

1196.31 ft²
111.14 m²

Reduced headroom

0.80 ft²
0.07 m²

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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Get in touch

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We're available 7 days a week


HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	88
	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.