

# 11 Oakley Meadow Wem Shropshire SY4 5SF



5 Bedroom House - Detached  
Offers In The Region Of £415,000

## The features

- SUPERB FAMILY DETACHED HOME
- TWO RECEPTION ROOMS
- PRINCIPAL & GUEST BEDROOM'S BOTH WITH EN SUITE'S
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- VERSATILE AND CONTEMPORARY ACCOMMODATION
- KITCHEN DINER & UTILITY ROOM
- THREE FURTHER BEDROOMS
- DRIVEWAY & DOUBLE GLAZING



**\*\*\* IMPRESSIVE FIVE BEDROOM SPACIOUS FAMILY HOME \*\*\***

**This fabulous 5 bedroom Detached home provides spacious and versatile accommodation, perfect for today's modern lifestyle. For a growing family, those who work from home or love to entertain the Ground Floor space has great flexibility.**

**Reception Hall, Cloakroom, Lounge, Dining Family Room, Excellent Kitchen/Dining Room, Utility Room on the Ground Floor. On the First Floor is the Principal Bedroom with en suite, Guest Bedroom with en suite, 3 further Bedrooms and family Bathroom.**

**Gas Central Heating, Double Glazing, Double Garage and Enclosed Garden.**

**Occupying an enviable position on this much sought after development on the edge of Wem.**

**Viewing essential.**

## Property details

### LOCATION

The property occupies an enviable position on the edge of the Town, ideally placed for the excellent amenities Wem has to offer, including schools, supermarket, shops, doctors, restaurants/public houses, active Town Hall and Railway Station with links to Crewe and London. The County Town of Shrewsbury is a short drive away.

### RECEPTION HALL

With useful under stairs storage cupboard and radiator.

### CLOAKROOM

With suite comprising WC and wash hand basin, tiled flooring, radiator.

### LOUNGE

An excellent room having double opening French doors leading onto the rear garden, TV aerial and telephone points, radiators.

### KITCHEN DINER

An excellent room with double opening French doors leading onto the rear garden, radiator, tiled floor. Attractively and comprehensively fitted kitchen with range of modern units incorporating single drainer sink unit set into base cupboard, further range of cupboards and drawers with round edge work surfaces over. Integrated hob unit with extractor hood over, built in double oven and grill, integrated dishwasher and fridge freezer both with matching fascia panels, matching range of eye level wall units, continuation of tiled floor, radiator. Breakfast bar area, inset ceiling lights

### UTILITY

With continuation of units, space for washing machine and tumble dryer, tiled floor. Door to garden.

### DINING FAMILY ROOM

With walk in bay window to the front, radiator.

From the reception hall, staircase leads to FIRST FLOOR GALLERIED STYLE LANDING with access to roof space. Airing cupboard.

### PRINCIPAL BEDROOM

A lovely, light room with two windows to the front, built in storage with hanging rails and shelving, TV aerial and telephone points, radiator.

### EN SUITE

With large, fully tiled shower cubicle, wash hand basin and low flush WC. Complementary tiled surrounds, radiator and window to side.

### GUEST BEDROOM

With window overlooking the front, radiator.

### EN SUITE

With large, fully tiled shower cubicle, wash hand basin and low flush WC. Complementary tiled surrounds, radiator and window to side.

### BEDROOM

With window to rear and radiator.

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### BATHROOM

With four piece suite comprising panelled bath, large shower cubicle, wash hand basin and low flush WC. Radiator, window to the side.

### OUTSIDE

The property occupies an enviable position on this popular development on the edge of Wem. Approached over double width drive with parking and leading to DOUBLE GARAGE with twin up and over doors. The front garden is laid to lawn with floral borders. Side pedestrian access to the enclosed rear Garden which offers an excellent level of privacy being laid to lawn with raised vegetable patches and large decked sun terrace. Enclosed with wooden fencing and tall mature hedging to the rear boundary.

### GENERAL NOTES

#### TENURE

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

#### SERVICES

We are advised that all mains services are connected.

#### COUNCIL TAX BANDING

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

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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 2.00pm on Sunday, maximising every opportunity to find your new home.

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Approximate total area<sup>(1)</sup>  
1889.94 ft<sup>2</sup>  
175.58 m<sup>2</sup>



(1) Excluding balconies and terraces

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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## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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

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- 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.
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