

The Oaks Aston Road Wem SY4 5JE



4 Bedroom House - Detached
Offers In The Region Of £405,000

The features

- Detached Four Bedroom House
- Study & Conservatory
- Cloakroom and utility
- Family bathroom
- Double garage and driveway parking
- Two reception rooms
- Fitted Kitchen
- Principal Bedroom with En Suite
- Front and rear gardens



Occupying a generous plot, this spacious, versatile and well proportioned four bedroom detached property. The property benefits from; Reception Hall, Cloakroom, Lounge with dual aspect, Dining Room, Conservatory, Fitted Kitchen Breakfast Room, Utility, Principal Bedroom with En suite Shower Room, Three further Bedrooms, Family Bathroom with shower and bath, generous Driveway, double Garage and well established gardens.

Property details

LOCATION

The property occupies an enviable position in the 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 to Crewe and London and to the nearby County Town of Shrewsbury.

The property is entered under an open porch flanked by two pillars, through a uPVC double glazed entrance door with glazed side panels

RECEPTION HALL

which has ceiling and wall lights and ceiling coving.

CLOAKROOM

With a WC, hand wash basin and vanity unit.

LOUNGE

UPVC double glazed window to the front and a UPVC double glazed sliding window to the rear. There is a feature fireplace with inset living flame coal-effect gas fire and marble inset and hearth. TV and telephone points.

DINING ROOM

It is also accessed via glazed double doors from the hall, and a single door from the kitchen.

CONSERVATORY

Which is built off dwarf brick walls and uPVC double glazed all around. The roof is of polycarbonate material, and there is ceramic tiling to the floor.

HOME OFFICE

With front aspect UPVC double glazed window. It is fitted with a comprehensive range of book shelves and a telephone point.

KITCHEN BREAKFAST ROOM

Fitted with a comprehensive range of wall and base oak units. The kitchen has an electric hob and a high-level double oven. There is a breakfast bar, two-bowl stainless steel sink unit, integral fridge and dishwasher. Telephone and television point. The kitchen has a walk-in larder.

UTILITY

Also has a front aspect UPVC double glazed window, It is fitted with wall and base units with work surfaces over, a stainless steel sink unit, a freezer and a washing machine. Wall-mounted boiler. UPVC door provides side access to the house.

Stairs from the front hallway lead to the first floor landing where there is a storage cupboard. Access to the loft is also from the landing. From here, doors lead off to:

PRINCIPAL BEDROOM

With walk-in wardrobe with four fitted wardrobes. Telephone and television points

EN SUITE SHOWER ROOM

Fitted with a 4-piece suite comprising shower cubicle with electric shower, Jack and Jill hand wash basins with vanity units, a WC and a bidet.

BEDROOM

with its rear aspect UPVC double glazed window and fitted double wardrobe.

BEDROOM

With a front-facing double glazed window and a fitted double wardrobe.

BEDROOM

With a front-facing double glazed window and a fitted double wardrobe.

BATHROOM

Which is fitted with a 5-piece suite comprising bath, separate shower cubicle, hand wash basin, bidet and WC. The large mirrored airing cupboard houses the lagged hot water storage tank.

OUTSIDE

The Oaks is approached along a private lane off Aston Road and over a tarmac drive. There is ample parking on the drive leading to double garage with up-and-over doors and door to the rear aspect.

The front garden is mainly laid to lawn with mature shrubs and trees, bounded by iron railings, wooden fencing and hedges. The private enclosed rear garden is also laid to lawn, with flowerbeds to the borders, and a large patio covered with concrete slabs. There are raised flowerbeds and a wooden garden shed. The rear garden is bounded by hedges and wooden fencing all round.

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 mains services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band F - 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 2.00pm on Sunday, maximising every opportunity to find your new home.

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4 Bedroom House - Detached
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Approximate total area⁽¹⁾
2322.75 ft²
215.79 m²

Reduced headroom
1.82 ft²
0.17 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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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	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.

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