

# 56 Oakley Meadow Wem SY4 5SP



**3 Bedroom House - Semi-Detached  
Offers In The Region Of £240,000**

## The features

- EXCELLENT 3 BEDROOM SEMI DETACHED HOUSE
- RECEPTION HALL WITH CLOAKROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- ENCLOSED GARDEN AND ALLOCATED PARKING
- SOUGHT AFTER LOCATION IN POPULAR MARKET TOWN
- OCCUPYING ENVIABLE CORNER PLOT WITH WALLED GARDEN
- GOOD SIZED LOUNGE, KITCHEN/BREAKFAST ROOM WITH APPLIANCES
- 2 FURTHER BEDROOMS AND BATHROOM
- VIEWING RECOMMENDED
- EPC RATING B



**\*\*\* 3 BEDROOM SEMI DETACHED HOUSE ON CORNER PLOT \*\*\***

An excellent opportunity to purchase this 3 bedroom semi detached house.

Occupying an enviable corner plot on this sought after development in the popular market town of Wem which has an excellent range of amenities including Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge, Kitchen/ Breakfast Room, Principal Bedroom with en suite, 2 further Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, allocated parking and enclosed walled garden.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position in the heart of this popular market Town, perfect for commuters with the Railway Station being a short stroll away with links to the County Town of Shrewsbury, Crewe and London. Wem is totally self sufficient with amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall. There are good recreational facilities including a swimming pool and a regular bus service to Shrewsbury.

### RECEPTION HALL

Covered entrance with door opening to Reception Hall with tiled floor, under stairs storage, radiator.

### CLOAKROOM

With WC and wash hand basin, complementary half tiled walls and flooring, radiator.

### LOUNGE/DINING ROOM

A good sized room with double opening French doors opening onto the rear garden, media point, radiator.

### KITCHEN/BREAKFAST ROOM

fitted with modern range of soft grey fronted units incorporating single drainer sink set into base cupboard. Further range of base units comprising cupboards and drawers with worksurfaces over and having space for washing machine, inset dishwasher with matching fascia panel. Built in hob with extractor hood over and oven and grill beneath and matching range of eye level wall units. Ample space for breakfast table, window overlooking the front, radiator and tiled flooring.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space and off which lead

### PRINCIPAL BEDROOM

with window overlooking the front, built in double wardrobe with mirror fronted sliding doors, radiator.

### EN SUITE SHOWER ROOM

with suite comprising shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the front.

### BEDROOM 2

with window overlooking the rear, radiator.

### BEDROOM 3

with window to the rear, radiator.

### BATHROOM

With suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

### OUTSIDE

The property occupies an enviable corner position with gravelled area to the front. Side pedestrian access to the enclosed Rear Garden which has paved sun terrace with lawned area, timber garden storage shed and enclosed with brick walling and 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.

#### COUNCIL TAX BANDING

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

#### 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

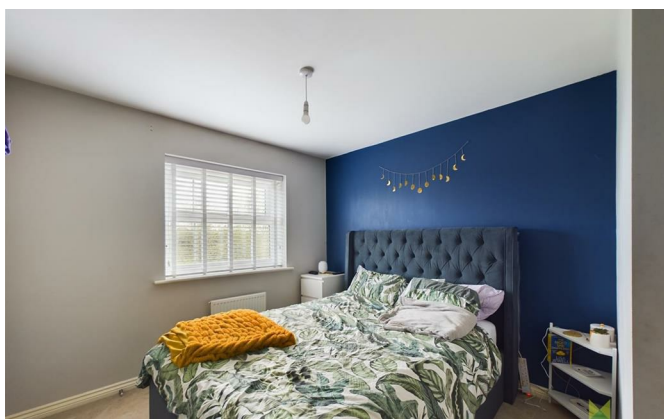
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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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## Judy Bourne

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## Get in touch

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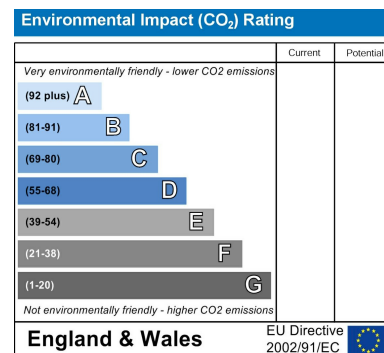
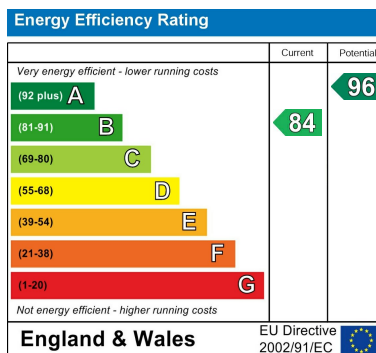
## Wem office

13A High Street, Wem,  
Shropshire, SY4 5AA

## We're available 7 days a week

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

Honest, Original, Motivated, Empathetic



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