

White Hayes Soulton Road Wem SY4 5HR



3 Bedroom House - Detached
Offers In The Region Of £395,000

The features

- IMPRESSIVE DETACHED HOUSE ON THE EDGE OF TOWN
- LOUNGE WITH FEATURE BAY WINDOW
- NEWLY FITTED BESPOKE KITCHEN WITH APPLIANCES
- 3 BEDROOMS AND WELL APPOINTED SHOWER ROOM
- LARGE GATED DRIVEWAY WITH AMPLE PARKING
- BEAUTIFULLY PRESENTED THROUGHOUT
- FABULOUS OPEN PLAN LIVING/DINING/KITCHEN
- GARDEN ROOM, LAUNDRY ROOM AND CLOAKROOM
- LOVELY ENCLOSED GARDEN PERFECT FOR OUTDOOR ENTERTAINING
- EPC RATING C



***** THE PERFECT HOME FOR THOSE WHO LOVE TO ENTERTAIN *****

This beautifully presented detached home has been greatly improved and extended to provide great space for a growing family, those who work from home or just love to entertain.

Occupying an enviable position on the edge of this popular market Town a short stroll from the Railway Station which has links to Shrewsbury, Crewe and London and an excellent range of local amenities.

The accommodation briefly comprises Reception Hall, Lounge, impressive open plan living which incorporates Family Room, Dining Room and stunning bespoke newly fitted Kitchen with range of appliances, Garden Room, Laundry Room and Cloakroom. On the First Floor are 3 Bedrooms and well appointed Shower Room.

The property has the benefit of gas central heating, double glazing, gated driveway with ample parking and delightful established rear garden.

Viewing essential.

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 sealed unit double glazed door with stained glass inset opening to Reception Hall with parquet wood block floor, radiator.

LOUNGE

Having large bow window overlooking the front with fitted window seat, media point, wall mounted column style radiator.

IMPRESSIVE OPEN PLAN LIVING

The current owners have extended the property to provide a great open space, perfect for a growing family or those who love to entertain and which has underfloor heating throughout and comprises

DINING ROOM

with window overlooking the front, ample space for dining furniture and leading to

FAMILY ROOM

with feature vaulted ceiling and bi-fold doors opening onto the rear sun terrace and garden. Purpose built media unit with recess for ornamental fire.

KITCHEN

A beautiful bespoke Kitchen which has been recently fitted with contrasting natural wood and soft putty coloured units incorporating deep glazed Belfast style sink with mixer taps set into base cupboard. Further range of cupboard and drawers with solid work surfaces over and integrated dishwasher with matching fascia panel. Two concealed larder style display units with shutter style doors, concealed lighting and range of drawers beneath. Inset 4 ring hob with concealed extractor hood over and cutlery drawers beneath and built in eye level oven, grill and microwave with storage above and below, recess housing tall fridge/freezer. Range of eye level wall units, display shelving, recessed lighting and window overlooking the garden.

INNER HALL

off which lead

CLOAKROOM

with suite comprising WC and wash hand basin, complementary tiled surrounds, radiator. Wall mounted gas central heating boiler.

GARDEN ROOM

The former Garage has been modified to provide an excellent covered Garden Room - an overspill for those who love to outdoor entertain. Decorative wood panelling, range of storage units with space beneath for fridges, block paved flooring. Door leading to the front and door to

UTILITY/DRYING ROOM

with space for washing machine and tumble dryer with work surface over, window to the side.

FIRST FLOOR LANDING

From the Reception Hall staircase with half turn and feature stained glass window to the side leads to First Floor Landing with access to roof space and off which lead

BEDROOM 1

An excellent sized double room with window to the front with lovely aspect over open farmland. Wooden effect flooring, radiator.

BEDROOM 2

Again a generous sized double room with window to the front with lovely aspect over farmland, radiator.

BEDROOM 3

with window to the rear with aspect over the garden, Range of fitted shelving, storage and hanging rail, wooden effect flooring, radiator.

SHOWER ROOM

A well appointed room with large walk in shower having direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

OUTSIDE

The property is set back from the road and approached through electric wide opening gate onto the driveway which provides excellent parking for numerous vehicles, divided from the road with brick walling. The rear garden is a particular feature of the property having been attractively laid out to provide a paved sun terrace immediately adjacent to property along with large decked sun terrace which is perfect for those who love to dine alfresco. Shaped lawn with gravelled borders and well stocked raised flower and shrub beds. Excellent purpose built Garden Store which would make an ideal Home Office/Hobbies Room. The Garden offers a good level of privacy and is enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold . We 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 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 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 hom

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Floor 0

Approximate total area[®]
1498.44 ft²
139.21 m²



Floor 1

(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.

GIRAFFE 360



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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 (CO ₂) 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.

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