

Sedgeford Edstaston Wem SY4 5RG



4 Bedroom House - Detached
Offers In The Region Of £360,000

The features

- MUCH IMPROVED AND VERSATILE LIVING
- RECEPTION HALL WITH WET ROOM
- REFITTED KITCHEN
- FOUR BEDROOMS WITH FAR REACHING OPEN VIEWS
- GENEROUS GARDENS & DRIVEWAY
- SOUGHT AFTER LOCATION
- TWO IMPRESSIVE RECEPTION ROOMS
- UTILITY/ HOME OFFICE
- REFITTED LUXURY FAMILY BATHROOM
- EPC RATING D



***** IMPRESSIVE 4 BEROOM FAMILY HOME IN GARDENS OF 1/4 ACRE *****

Don't miss this beautifully presented and much improved 4 bedroom detached house offering spacious and versatile living, perfect for a growing family or those who love to entertain.

Occupying an enviable position on the edge of the popular market Town of Wem which has excellent facilities including schools, shops and Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall, Lounge, spacious Dining Room, refitted Kitchen, Utility/ Home Office, ground floor Wet Room, 4 bedrooms and contemporary bathroom.

The property has the added benefit of central heating, double glazing, driveway with ample parking and delightful gardens of approximately 1/4 acre.

Viewing essential.

Property details

DESCRIPTION

If your dreaming of a fabulous family home in a semi rural location offering ample space, modernised to a high standard of specification then viewing is a must. The property features oil central heating, double glazing, Internal oak style doors, multifuel burners to both reception rooms, contemporary fitted kitchen and wet room, Home Office/ utility. From the dining room French doors open onto rear garden perfect for dining alfresco. To the first floor all four bedrooms offer far-reaching open views. Luxury refitted bathroom with underfloor heating. Externally the property benefits from driveway parking for several cars with electric car charging point and generous lawn gardens approximately 1/4 of an acre.

LOCATION

The property occupies an enviable position on the outskirts of the popular North Shropshire market town. Wem boasts excellent facilities including supermarket, post office, town Hall, Church and doctors along with a railway station with links to Crew and London.

RECEPTION

Entrance door opening to RECEPTION HALL with tiled floor, Radiator and door to;

LOUNGE

A fabulous room with multi fuel burner set on heath, two windows to side and front, radiator, TV point and wooden style flooring.

DINING ROOM

A wonderful spacious room to entertain in, with multi fuel burner set onto hearth, tiled floor, Windows to rear and French doors to garden.

REFITTED KITCHEN

This kitchen is comprehensively fitted with a range of modern base units with built in cupboards with worksurfaces over, 1 1/2 Sink unit with mixer tap, built in Eye level double oven, Electric hob with pan drawers beneath, space for American style fridge freezer, tiled floor . Door to rear garden.

UTILITY

With tiled floor, space and plumbing for washing machine and tumble dryer with worksurface over and circular sink. Tiled floor and radiator.

WET ROOM

With suite comprising shower unit, wash hand basin and low flush WC. Wall mounted mirror featuring Bluetooth. Window to front.

Stairs rise from reception hall to 1st floor landing with loft access and window to side.

BEDROOM ONE

With wooden flooring, radiator and two windows with far reaching open views.

BEDROOM TWO

with radiator and two windows again with far reaching open views.

BEDROOM THREE

with radiator would effect flooring and window to front with views.

BEDROOM FOUR

with radiator and window to front with views.

REFITTED LUXURY BATHROOM

With suite comprising P shaped bath with shower attachment over and glass shower screen. Wash hand basin set into wall hung vanity unit and low flush WC. Tiled walls, heated towel rail and underfloor heating. Wall mounted mirror featuring Bluetooth.

OUTSIDE

The property offers driveway parking for several cars with electric charging point. The gardens are a pleasing feature comprising of generous lawn space enclosed with fencing and hedging.

GENERAL

TENURE

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

SERVICES

We are advised that mains water and electricity 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

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.

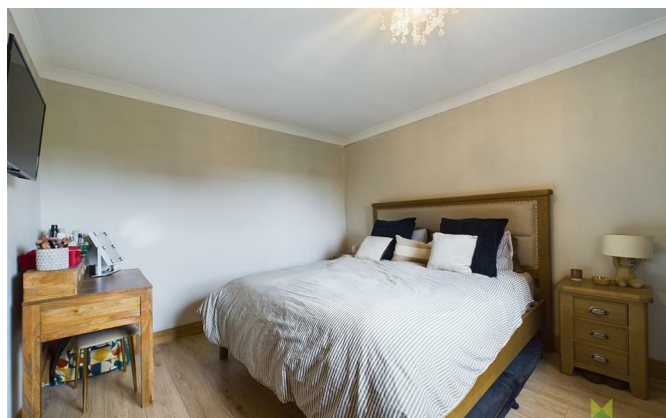
NEED TO CONTACT US

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.



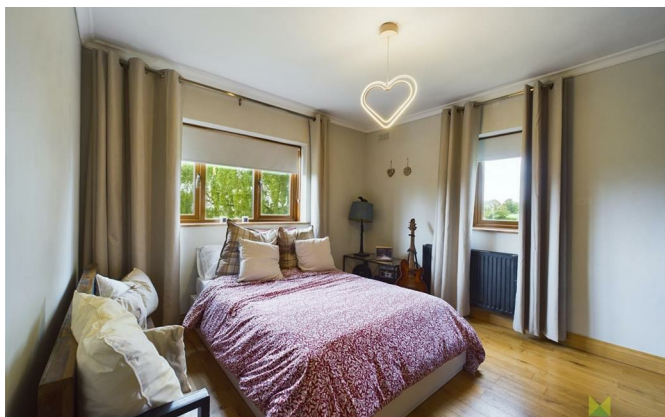


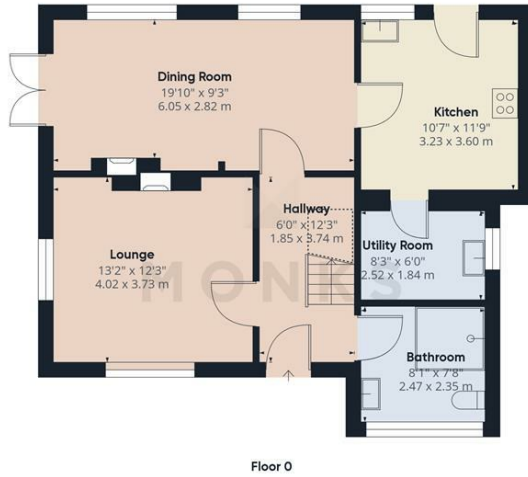
MONKS



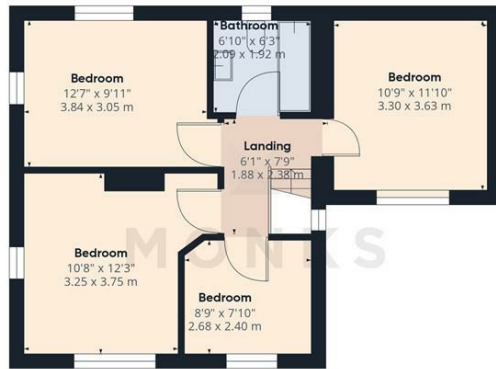
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Floor 0



Floor 1



Approximate total area[®]
1232.26 ft²
114.48 m²

Reduced headroom
16.85 ft²
1.57 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	79

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	75

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