

# Oak Tree Cottage Barkers Green Wem Shrewsbury SY4 5JW



**3 Bedroom House - Detached**  
**Offers In The Region Of £445,000**

## The features

- CHARMING DOUBLE FRONTED DETACHED COTTAGE
- BORDERED BY OPEN FARMLAND WITH LOVELY RURAL ASPECT
- CONSERVATORY, KITCHEN/DINING ROOM
- DRIVEWAY, GARAGE WITH UTILITY SECTION AND GOOD SIZED GARDENS BORDERED BY FIELDS
- VIEWING HIGHLY RECOMMENDED
- MUCH SOUGHT AFTER VILLAGE LOCATION CLOSE TO AMENITIES
- THROUGH LOUNGE WITH LOG BURNER
- 3 BEDROOMS AND FAMILY BATHROOM
- NEW COMBI BOILER BEING INSTALLED JUNE 2024
- EPC RATING E



**\*\*\* DOUBLE FRONTED HOME BORDERED BY OPEN FARMLAND \*\*\***

An excellent opportunity to purchase this charming 3 bedroom double fronted home with stunning rural views, perfect for a growing family or those looking to down size.

Occupying an enviable position in the sought after village on the edge of the market Town of Wem, a short drive away with a range of amenities and Railway station with links to Shrewsbury, Crewe and London.

Entrance Porch, through Lounge with log burner, large Conservatory, attractive Kitchen/Dining Room, Cloakroom, 3 good sized Bedrooms and family Bathroom.

The property has the benefit of LPG central heating, double glazing, parking, generous garage with Utility Section and good sized gardens which are bordered by open farmland.

Viewing highly recommended.

## Property details

### LOCATION

Occupying an enviable position in this much sought after small hamlet on the edge of the popular North Shropshire Market town of Wem. Wem offers excellent facilities including Shops, Supermarket, Filling Station, Doctor's, Dentist, Schools, Churches and a regular bus service to the County Town. Wem has its own Railway Station with a direct service to Shrewsbury, Whitchurch and Crewe where there are then links to London.

### ENTRANCE PORCH

Wooden and glazed entrance door to Porch with further door to

### THROUGH LOUNGE

A lovely light through room having window overlooking the front, further feature arched window to the side with aspect over the garden and large sliding patio doors to the Conservatory. Exposed ceiling timbers, chimney breast with hearth housing cast iron log burner, fitted wall lights, TV aerial point, picture rail, radiators.

### CONSERVATORY

being of brick and double glazed construction with polycarbonate roof, power and lighting, solid wood flooring, double opening French doors to sun terrace.

### KITCHEN/DINING ROOM

Dining Area with window overlooking the front, exposed ceiling timbers, radiator. Kitchen which is newly fitted with attractive range of shaker style units incorporating one and half bowl sink unit with mixer tap set into base cupboard. Further range of cupboards and drawers with worksurfaces over and having inset 4 ring hob unit with oven and grill beneath and extractor hood over. Further range of units with overhang breakfast bar area and having cupboards, drawers and wine cooler beneath. Tiled surrounds an matching range of eye level all units. Useful deep understairs storage cupboard. Window with lovely outlook over the rear garden and open fields beyond.

### REAR ENTRANCE

with doors to the front and garage and

### CLOAKROOM

with WC and wash hand basin, heated towel rail/radiator, window to the side.

### FIRST FLOOR LANDING

Staircase leads to First Floor Landing off which lead

### BEDROOM 1

having window overlooking the front with lovely open aspect, radiator.

### BEDROOM 2

having window overlooking the rear again with a lovely open aspect over fields, recess for double wardrobe fitted with hanging rails, radiator.

### BEDROOM 3

with window to the front with lovely open aspect, access to roof space, radiator

### BATHROOM

with suite comprising free standing tap less bath with complimentary floor standing shower attachment, large double width shower cubicle with direct mixer shower unit and drench head with glazed sliding door, floating shaped wash hand basin and WC suite set into vanity surround with ample storage. Complimentary tiled surrounds and flooring, fitted display shelving, heated towel rail/radiator, window to the rear.

### GENEROUS SIZED GARAGE

with up and over remote operated door, power and lighting, personal doors to the garden and the house. To the rear of the garage is a Utility Section with worksurface, cupboards and space for appliances.

### OUTSIDE

Approached over driveway with parking for up to 3 cars. The Gardens lie to the side and rear of the property and are of a good size, being laid extensively to lawn which is bordered by open farmland and provides a lovely rural outlook. Paved sun terrace, perfect for dining outdoors, enclosed with fencing and hedging.

### 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 mains water and electricity are connected. LPG central heating and septic tank drainage.

#### 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 '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.





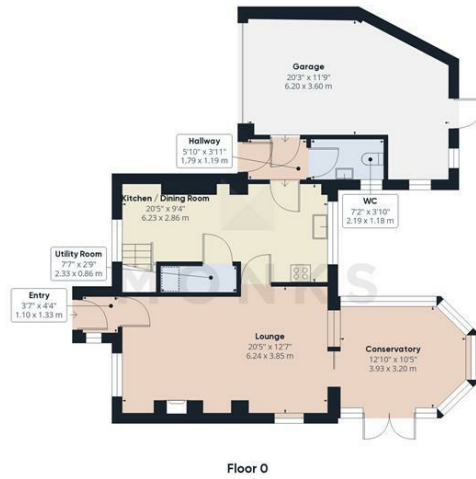
MONKS



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**Approximate total area<sup>(1)</sup>**  
1329.32 ft<sup>2</sup>  
123.5 m<sup>2</sup>

**Reduced headroom**  
4.55 ft<sup>2</sup>  
0.42 m<sup>2</sup>

(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Current: 47, Potential: 74

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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