



MONKS

Redwood House Whitchurch Road Wem SY4 5QR

4 bedroom House - Detached property
Offers in the region of £499,950







*** HIGH SPECIFICATION EXECUTIVE HOUSE SET IN LARGE PLOT ON EDGE OF TOWN***

This stylish detached home was constructed in 2020 and offers elegant proportions and an exacting attention to detail combined with modern day features. These include under floor heating to the ground floor and air conditioning to the principal suite.

Redwood House provides well-balanced accommodation which enjoys views across open countryside from a generous plot within a prestigious enclave of homes. The property offers a best of both worlds position being nearby to Wem town centre which offers a range of amenities, schooling and transport links.

The accommodation in brief comprises Entrance Hall, Living Room, Open Plan Kitchen and Dining Room, Utility Room, Cloak Room, Four Bedrooms and Two Bathrooms.

The property has double glazing, air source heat pump system, garaging and substantial gardens.

Viewing essential to appreciate this contemporary gem.

Redwood House Whitchurch Road
Wem
SY4 5QR





LOCATION

The property occupies an enviable position on the edge of the busy market Town of Wem which offers an excellent range of local amenities and facilities including schools, doctors, churches, restaurants/public houses, supermarket, independent stores, active Town Hall and many recreational facilities. There is also a railway station with links to Shrewsbury, Crewe and London.

ENTRANCE HALL

Part glazed uPVC front door opens into a light filled entrance hallway laid to decorative tiling.

LIVING ROOM

A sophisticated and spacious room with bay window to the front and large log burner set into alcove.

OPEN PLAN KITCHEN AND DINING ROOM

This superbly designed room is ideal for both every day living and larger scale entertaining with two sets of bifold doors out to the garden. The kitchen is fitted with timeless shaker style cabinetry under stunning marble work surfaces incorporating large Belfast sink with hot water tap and a four ring induction hob. Further range of matching eye level cupboards, a central breakfast island and range of integrated appliances, including fridge freezer dishwasher and double oven. Door into the

UTILITY ROOM

Fitted with matching cabinetry and work services with space under for freestanding appliances. Door out to the garden and into the

CLOAK ROOM

A spacious downstairs cloakroom with low-level flush WC and hand wash basin set into vanity unit.

Central staircase with oak banister rises to the first floor landing off which radiate the bedrooms. Access to loft hatch with pulldown ladder.

PRINCIPAL BEDROOM

Of marvellous proportions with ample space for king size bed and freestanding furniture along with window to front enjoying far-reaching views over neighbouring farmland. Fitted with air-conditioning. Door into the

EN-SUITE SHOWER ROOM

Partly tiled and fitted with a contemporary white suite comprising large shower cubicle with dual head over, hand wash basin set into vanity unit and low level flush WC. Wall mounted heated towel rail and illuminated mirror.

BEDROOM TWO

Another generous sized double bedroom with built-in double wardrobe and window to front enjoying countryside views.

BEDROOM THREE

A double bedroom with window to the rear and double built-in wardrobe.

BEDROOM FOUR

A spacious single bedroom currently housing a small double bed however could serve as a home office.

FAMILY BATHROOM

Fitted with a contemporary white suite comprising large shower bath with dual shower-head over, hand wash basin set into vanity unit and low level flush WC. Partly tiled with heated towel rail and wall mounted mirror. Window to rear.

OUTSIDE

The property is approached along a private driveway with gated entrance giving access to 5 residences. To the front of the house is a dual driveway providing parking for a number of vehicles in front of an integral garage with electric door which could, subject to planning permission, provide an additional reception room. Service door from garage to side of house.

The enclosed rear garden has been landscape to offer a blend of terracing, extensive lawn and raised flowerbeds full of seasonal flowing perennials and all year-round structure. Extending from the open plan kitchen/dining room and accessed through bifold doors is a superb oak framed loggia providing an all weather alfresco dining area.

Within the grounds are two substantial sheds with power supplies.

GENERAL INFORMATION AGENTS NOTE



There is a residents association for 5 properties who contribute £20.00 PCM for the maintenance of the electric gates and shared sewage treatment plant.

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

Air source heat pump. Mains electric and water. Private drainage to shared sewage treatment plant.

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](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



Judy Bourne

Director at Monks

Judy@monks.co.uk

Get in touch

Call. 01939 234368

Email. info@monks.co.uk

Click. www.monks.co.uk

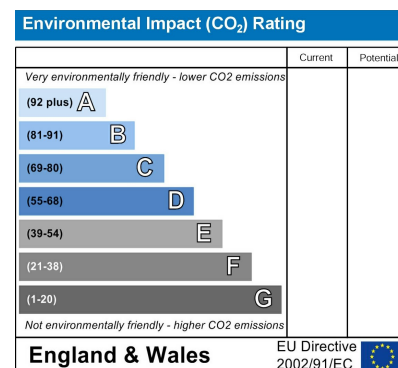
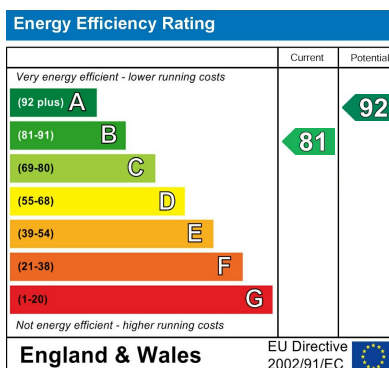
Wem office

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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