

# The Woodlands Newtown Nr Wem SY4 5TS



**4 Bedroom House - Detached**  
**Guide Price £365,000**

## The features

- MUCH SOUGHT AFTER VILLAGE LOCATION
- EXCELLENT 4 BEDROOM DETACHED FAMILY HOME
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED
- CLOSE TO THE POPULAR MARKET TOWN OF WEM
- LOUNGE, DINING ROOM, CONSERVATORY, KITCHEN, UTILITY AND CLOAKS
- 3 FURTHER GENEROUS BEDROOMS AND FAMILY BATHROOM
- EPC D
- DESIRABLE VILLAGE SCHOOL



\*\*\* EXCELLENT 4 BEDROOM DETACHED HOUSE \*\*\*

An opportunity to purchase this immaculately presented, 4 bedroom detached home – perfect for a growing family.

Occupying an enviable position in this much sought after North Shropshire Village which boasts a primary school and lovely countryside walks. The busy market Town of Wem is a short drive away which has a host of facilities and Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall, Lounge with log burner, Dining Room, Conservatory, good sized Kitchen, Utility, Cloakroom, Principal Bedroom with en suite, 3 further Bedrooms and family Bathroom.

The property has the benefit of oil central heating, double glazing, driveway with parking for several cars, garage and neatly kept gardens.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position in this popular and much sought after Village which boasts an excellent primary school. Ideally placed a short drive from the busy market Town of Wem which has good local 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.

### RECEPTION HALL

Covered entrance with door opening to Reception Hall. Radiator.

### LOUNGE

with window overlooking the front, attractive wooden fire surround with Slate tiled hearth and inset housing cast iron log burner, media point, radiator.

### DINING ROOM

with radiator. Sealed unit sliding patio doors opening to

### CONSERVATORY

being of brick and sealed unit double glazed construction with radiator. Door leading to the garden.

### KITCHEN

Fitted with range of shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having space beneath for dishwasher and fridge. Inset 4 ring electric hob with extractor hood over tiled surrounds and matching range of eye level wall units with built in oven and grill. Large walk in pantry with shelving, radiator. Window overlooking the garden, personal door to Garage and door to

### UTILITY ROOM

with single drainer sink set into double base unit with work surface extending to the side with space beneath for appliances., wall mounted units, door to garden and door to

### CLOAKROOM

With suite comprising WC and wash hand basin. Window to the side, radiator.

### FIRST FLOOR LANDING

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

### PRINCIPAL BEDROOM

A good sized double room with window overlooking the front, built in double wardrobe, radiator.

### EN SUITE SHOWER ROOM

Having fully tiled shower cubicle, wash hand basin and WC set into concealed vanity with storage, complementary tiled surrounds, heated towel rail, window to the side.

### BEDROOM 2

A generous double room having window overlooking the front, built in double wardrobe, radiator.

### BEDROOM 3

having window overlooking the rear, built in storage cupboard, radiator.

### BEDROOM 4

again with window overlooking the rear, radiator.

### FAMILY BATHROOM

suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC set into concealed vanity with storage, complementary tiled surrounds, heated towel rail, window to the rear.

### OUTSIDE

The property occupies an enviable position, set back from the road being well screened by mature hedging, approached over driveway with parking for several cars and leading to the Garage with up and over door, power and lighting and personal door to the Kitchen.

The front garden is laid to shaped lawn with flower and shrub beds. Side pedestrian access leads around to the enclosed Rear Garden which has a paved sun terrace, lawn with flower and shrub beds and 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 '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 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.

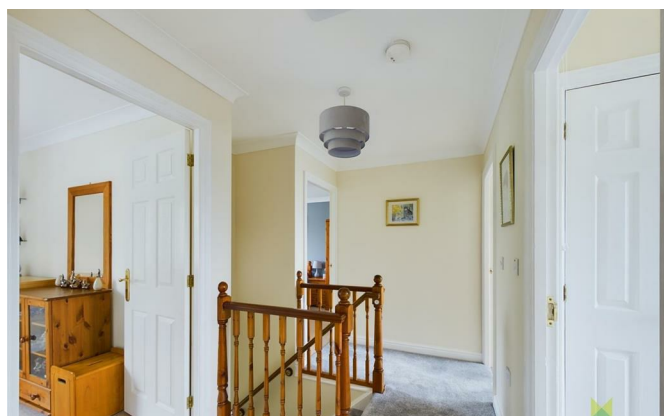


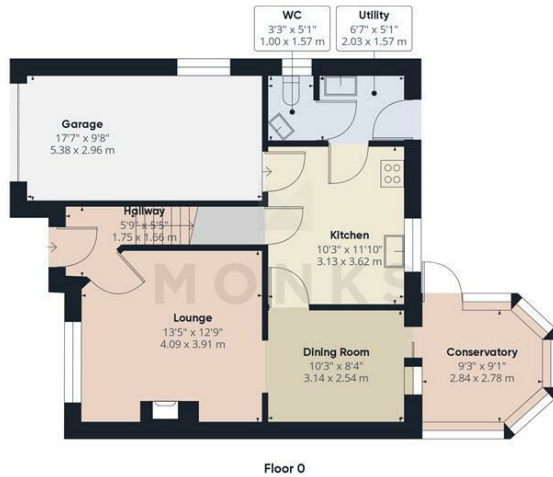




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**Approximate total area**  
 1376.68 ft<sup>2</sup>  
 127.9 m<sup>2</sup>



(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.

GIRAFFE360



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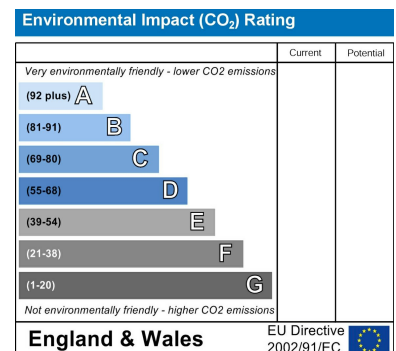
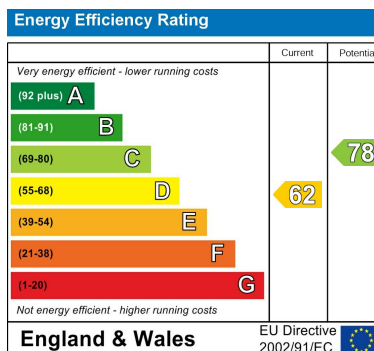
**Wem office**

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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