

Dilkush Aston Road Wem Shrewsbury SY4 5JD



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

The features

- DETACHED HOUSE WITH SELF CONTAINED ANNEXE
- ENVIALBE LOCATION CLOSE TO AMENITIES
- 3 BEDROOMS AND BATHROOM
- DRIVEWAY WITH PARKING
- VIEWING HIGHLY RECOMMENDED
- SPACIOUS AND VERSATILE LIVING
- HALL, LOUNGE, OPEN PLAN LIVING/DINING/KITCHEN
- ANNEXE WITH LARGE LOUNGE, BEDROOM, SHOWER ROOM AND UTILITY/KITCHEN
- GARDENS TO THE FRONT AND REAR
- EPC RATING C



*** SPACIOUS AND VERSATILE HOME WITH ANNEXE ***

An excellent opportunity to purchase this detached home which has been improved and extended to provide spacious and versatile accommodation - perfect for today's modern lifestyle of a growing family, dependent relative, multi generational living, work from home and those who love to entertain.

Occupying an enviable position in this popular location on the edge of Wem with countryside walks on the doorstep and being a short stroll from the Railway Station which has links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall, Lounge with feature log burner, open plan Living/Dining/Kitchen, Utility Room, large Family Room, Ground Floor Bedroom and Shower Room, 3 further Bedrooms and family Bathroom. The Annexe has its own entrance making this totally independent if required.

The property has the benefit of gas central heating, double glazing, driveway with parking and gardens to the front and rear.

Viewing recommended.

Property details

LOCATION

Occupying an enviable position in this popular location on the edge of Wem with countryside walks on the doorstep and being a short stroll from the Railway Station which has links to Shrewsbury, Crewe and London.

RECEPTION HALL

Composite entrance door opening to Reception Hall with useful understairs storage cupboard, wooden effect flooring, radiator.

LOUNGE

A lovely light room having two large windows overlooking the front, chimney breast housing cast iron log burner, wooden effect flooring, radiator.

OPEN PLAN LIVING/DINING/KITCHEN

An excellent room, perfect for a growing family and those who love to entertain. The Living and Dining area feature double opening French doors which lead onto the garden.

The Kitchen has been recently refitted with contemporary range of units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for dishwasher and fridge freezer. inset 4 ring hob with extractor hood over and oven and grill beneath, complementary wall units, tiled flooring throughout, radiator.

INNER HALL

off which leads

UTILITY ROOM

with shaker style units incorporating single drainer sink with mixer taps set into base cupboard with work surface extending to the side with space for appliances, window to the rear, gas central heating boiler.

REAR ENTRANCE TO ANNEXE ACCOMMODATION

Sealed unit double glazed door with side panel to Hallway which provides access to the accommodation which could become a totally independent Annexe from the main house. Wooden effect flooring.

LOUNGE/DINING ROOM

A generous sized multi purpose room having large patio doors leading onto the garden, log burner, wooden effect flooring, radiators.

BEDROOM

with French door leading to the garden, wooden effect flooring, radiator.

SHOWER ROOM

with shower cubicle, wash hand basin and WC. Complementary tiling, heated towel rail, window to the side.

FIRST FLOOR LANDING

From the Reception Hall staircase with half landing leads to the First Floor Landing with windows to the side and rear, Airing Cupboard.

BEDROOM 1

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

BEDROOM 2

Another generous double room with window overlooking the front, built in double wardrobe, radiator.

BEDROOM 3

with window overlooking the rear garden, radiator.

BATHROOM

with suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

OUTSIDE

The property is set back from the road and approached over gravelled driveway with parking for several cars. The Front Garden is laid to lawn with shrubs and trees. Side pedestrian access leads into the Rear Garden which is of a good size and laid to paved sun terrace, shaped lawn and flower, shrub and herbaceous beds. Timber Shed and Greenhouse, 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](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.

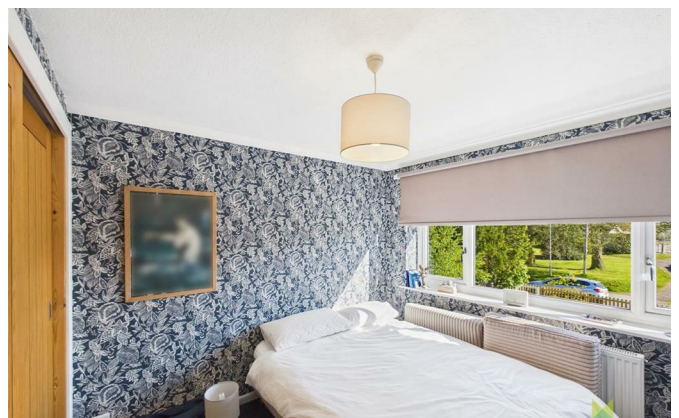
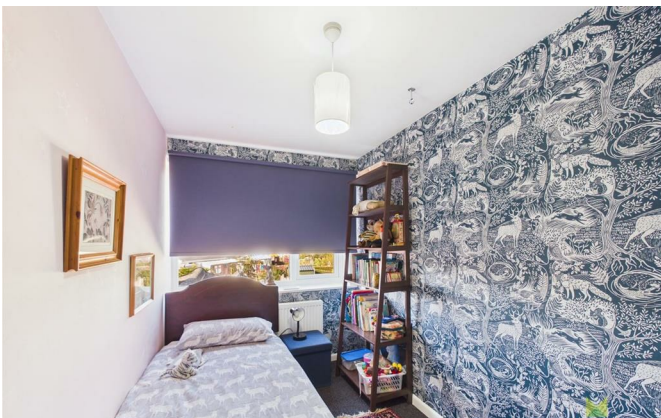
REMOVALS

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





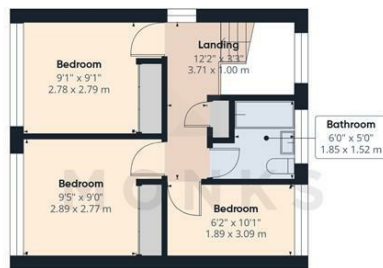
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4 Bedroom House - Detached
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Floor 0



Floor 1



Approximate total area^m
 1411 ft²
 131.1 m²

Reduced headroom
 1 ft²
 0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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	80

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	

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