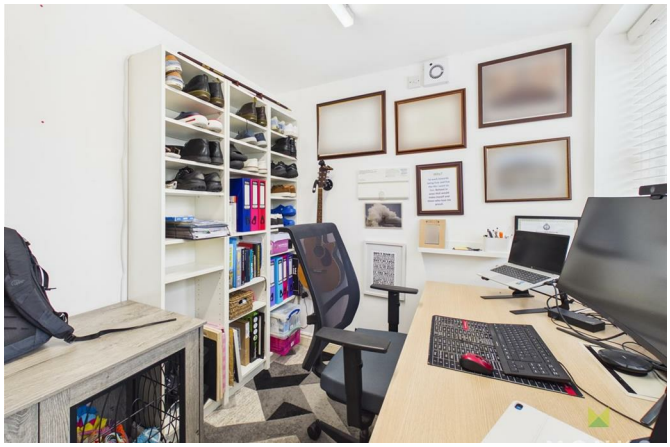
36 Oakley Meadow
Wem
SY4 5SP

MONKS

4 Bedroom House - Detached
Offers In The Region Of £365,000

The features

- LOVELY LOCATION WITH OPEN OUTLOOK TO THE FORE
- RECEPTION HALL, CLOAKROOM, GOOD SIZED LOUNGE, STUDY
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- VIEWING HIGHLY RECOMMENDED.
- EXCELLENT 4 BEDROOM DETACHED FAMILY HOME
- RE-FITTED KITCHEN/DINING ROOM, UTILITY ROOM
- 3 FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- DRIVEWAY WITH PARKING AND ENCLOSED SOUTH FACING GARDEN
- EPC TBA



***** IMPRESSIVE 4 DOUBLE BEDROOM DETACHED FAMILY HOME *****

An excellent opportunity to purchase this spacious detached house which is located in a lovely position with open aspect to the fore and is ideal for today's modern lifestyle of a growing family, work from home and those who love to entertain.

Property details

LOCATION

RECEPTION HALL
Deep covered entrance with door opening to Reception Hall with Amtico flooring, radiator.

CLOAKROOM
with suite comprising WC and wash hand basin, radiator and Amtico flooring.

LOUNGE
A lovely room with bay window overlooking the front with fitted plantation style shutters, Amtico flooring, radiator and media point.

KITCHEN/DINING ROOM
The Kitchen has been attractively fitted with modern range of soft pink fronted units incorporating enamel 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 beneath for dishwasher, fridge freezer and range style cooker with extractor hood over. Eye level oven and grill with cupboards above and below and complementary range of eye level wall units, window overlooking the garden.

The Dining Area has ample space for large dining table and tall storage units to complement the Kitchen, radiator and tiled flooring throughout. Double opening French doors to the garden.

HOME OFFICE/STUDY
A great multi purpose room with window overlooking the front, radiator.

UTILITY ROOM
with space for appliances with work surface over, door to the garden, tiled floor, radiator.

STORE
This room forms part of the original Garage which has been converted to provide the Study/Home office too. Power and lighting.

FIRST FLOOR LANDING
From the Reception Hall staircase leads to the First Floor Landing with access to roof space.

PRINCIPAL BEDROOM
A generous double room with window to the front, radiator.

ENSUITE
with suite comprising shower cubicle with direct mixer unit, wash hand basin and WC. Tiled surrounds, radiator and window to the side.

BEDROOM 2
A double room with window to the front, radiator.

BEDROOM 3
A double room with window to the rear, radiator.

BEDROOM 4
Another double room with window to the rear, radiator.

BATHROOM
with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE
The property occupies an enviable position tucked away at the top of this popular development with open space to the fore with outlooks over adjoining fields. Approached over driveway with parking and gravelled forecourt area. Side pedestrian access leads around to the South facing Rear Garden which has been laid for ease of maintenance and is great for those who love to entertain and dine outdoors - being laid to large paved and gravelled sun terraces which are bordered by raised flower and shrub beds and enclosed with wooden fencing. Summerhouse/Hobbies Room.

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

SERVICE CHARGE
We are advised there is an annual service/maintenance charge of £306. 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

Get in touch

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We're available 7 days a week
Four words that define who, and what we are:
HOME – **H**onest, **O**riginal, **M**otivated, **E**mpathetic

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.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

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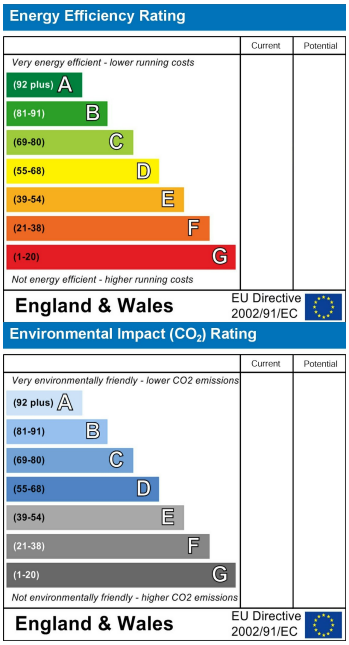
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