

# Oaklands 49 Hazlitt Place Wem Shrewsbury SY4 5JP



**4 Bedroom Bungalow - Detached**  
**Offers In The Region Of £420,000**

## The features

- BEAUTIFUL WELL STOCKED WRAP AROUND GARDENS
- ENVIABLE LOCATION ON THE EDGE OF THE TOWN
- DINING ROOM, BREAKFAST KITCHEN, UTILITY/GARDEN ROOM
- LOVELY RE-FITTED BATHROOM
- VIEWING ESSENTIAL.
- IMPRESSIVE 4 BEDROOM DETACHED BUNGALOW
- RECEPTION HALL, CLOAKROOM, LOUNGE WITH FEATURE LOG BURNER
- 4 GENEROUS BEDROOMS, EN SUITE CLOAKS AND SEPARATE SHOWER
- DRIVEWAY WITH PARKING AND GARAGE
- EPC RATING C



### \*\*\* FABULOUS 4 BEDROOM DETACHED BUNGALOW \*\*\*

An excellent opportunity to purchase this immaculately presented and improved 4 bedroom detached bungalow offering deceptively spacious and versatile accommodation perfect for a growing family or those looking to downsize with space.

Occupying an enviable position in this sought after location on the edge of the popular market Town of Wem which boasts a range of local amenities and is a short stroll from the Railway Station which has links to Shrewsbury, Crewe and Manchester.

The accommodation which truly must be viewed to be fully appreciated briefly comprises Reception Hall with Cloakroom, Lounge with feature log burner, Dining Room, Breakfast Kitchen, Utility/Garden Room, Shower Room, Principal Bedroom with en suite Cloakroom, 3 further generous Bedrooms and lovely re-fitted Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with ample parking, garage and the most delightful well stocked wrap around gardens which are full of colour.

VIEWING ESSENTIAL

## Property details

### LOCATION

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### RECEPTION HALL

Covered entrance with door opening to spacious and inviting Reception Hall with tiled flooring, radiator.

### CLOAKROOM

with suite comprising WC and wash hand basin set into vanity with storage beneath, window to the rear.

### LOUNGE

A lovely light room with window to the front and sliding patio doors leading onto paved sun terrace and gardens. Chimney breast housing cast iron log burner with ornate surround and hearth and recess to the side with shelving, media point, radiator.

### DINING ROOM

Another lovely light room with window to the front and double opening French doors leading onto side courtyard style garden, wooden floor covering, radiator.

### KITCHEN/BREAKFAST ROOM

Attractively fitted with range of shaker style units incorporating enamel sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space and point for appliances including dishwasher and slot in cooker with concealed extractor hood over. tiled surrounds and matching eye level wall units, recess for fridge/freezer, pantry storage cupboard and space for breakfast table. Window to the rear with outlook over the garden and door to

### UTILITY/GARDEN ROOM

with sink set into base cupboard, work surface extending to the side, space for appliances, quarry tiled floor, door to the garden.

### INNER HALL

From the Reception Hall the inner hall leads to

### SHOWER ROOM

with shower cubicle with direct mixer shower unit, heated towel rail.

### PRINCIPAL BEDROOM

A generous double room with window to the side with lovely aspect over the garden, built in storage cupboard, radiator.

### EN SUITE CLOAKROOM

with suite comprising WC and wash hand basin set into vanity with storage.

### BEDROOM 2

Another generous double room with window to the side with outlooks over the garden, radiator.

### BEDROOM 3

A double room with window to the side again with aspect over the garden, radiator.

### BEDROOM 4/HOME OFFICE

A multi purpose room with window to the side overlooking the garden, radiator.

### BATHROOM

A well appointed room having been refitted with suite comprising panelled bath with mixer taps/shower attachment, wash hand basin and concealed WC set into soft blue fronted shaker style vanity units with storage, back lit wall mirror and heated towel rail.

### OUTSIDE

The property occupies an enviable position approached over a driveway providing parking and access to the Garage.

The Gardens are a true delight and have been beautifully landscaped and tended by the current owners. To the Front there are two lawns with well stocked flower, shrub and herbaceous beds and enclosed from the road by fencing.

To the right hand side of the property is a large paved sun terrace with patio doors leading directly from the Lounge, shaped lawn and shrub beds enclosed with fencing. Beyond this is a further paved seating area with rose border and a corner arbour. The path leads around the rear of the bungalow to the left hand side of the property where a brick path cuts through shrubs and seasonal flowers to the garden shed. A gated gravelled seating area with double opening French doors leading to the Dining Room is bordered by established flowering shrubs, flowers and herbs. The gardens offer a great level of privacy and truly are well stocked.

### 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 E - 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

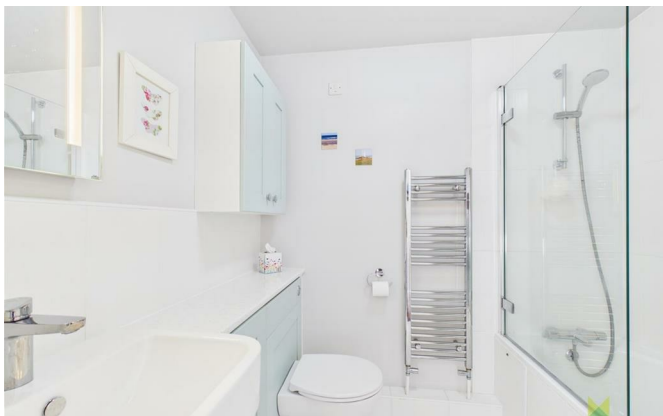
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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



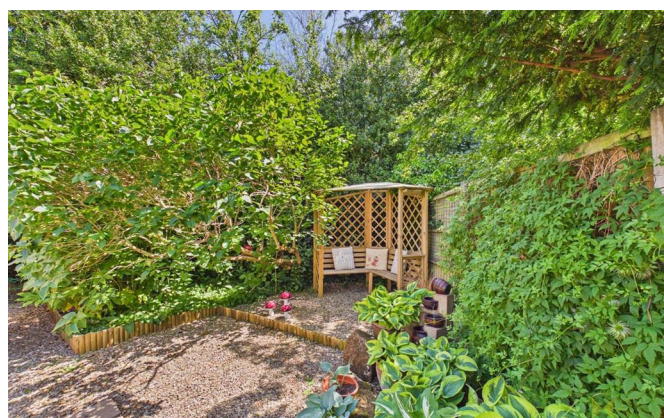
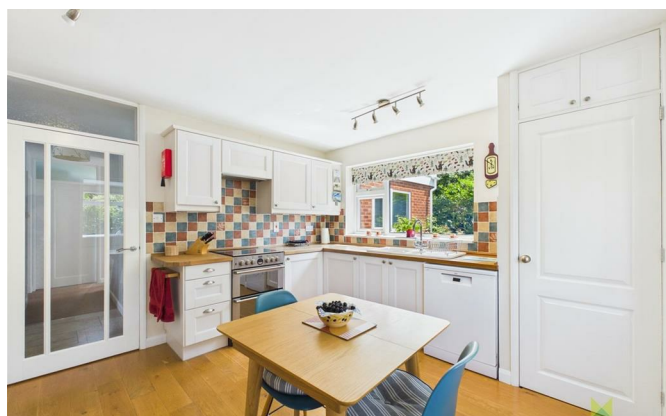






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4 Bedroom Bungalow - Detached  
Offers In The Region Of £420,000





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## Get in touch

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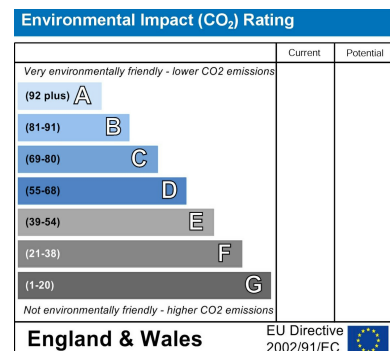
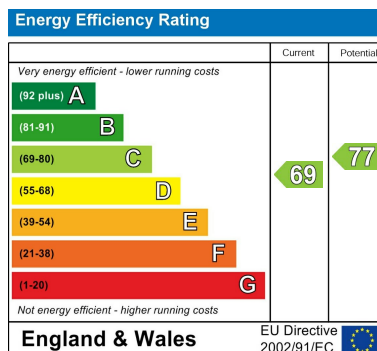
## Wem office

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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