

# Oakdene Lowe Hill Road Wem SY4 5UA



**4 Bedroom House - Detached**  
**Offers In The Region Of £550,000**

## The features

- SPACIOUS AND VERSATILE LIVING OVER TWO FLOORS
- RE-FITTED KITCHEN WITH INTEGRATED APPLIANCES
- 3 FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- DELIGHTFUL WELL STOCKED WALLED GARDENS
- VIEWING ESSENTIAL
- LOVELY FIRST FLOOR LOUNGE AND DINING ROOM WITH BALCONY
- PRINCIPAL BEDROOM WITH NEWLY FITTED EN SUITE
- DRIVEWAY WITH AMPLE PARKING, DOUBLE GARAGE
- SHORT STROLL FROM AMENITIES AND RAILWAY STATION
- EPC RATING D



\*\*\* THE PERFECT LIVE, WORK, PLAY HOME \*\*\*

An excellent opportunity to purchase this unique 4 bedroom detached home offering deceptively spacious and versatile accommodation over two floors - ideal for a growing family, those who work from home, love to entertain or a dependent relative.

Occupying an enviable location on the edge of this popular North Shropshire market Town which boasts good local facilities including schools, doctors, shops and Railway Station with links to Shrewsbury, Crewe and London.

The accommodation which must be viewed to be fully appreciated briefly comprises Reception / Dining Hall and dual aspect Lounge, both of which benefit from a decked Balcony with lovely aspects over the gardens, re-fitted Kitchen, Utility, Principal Bedroom and newly fitted en suite. On the Ground Floor are 3 further Bedrooms and Bathroom which could provide a separate Annexe if required.

The property has the benefit of gas central heating, double glazing, driveway with ample parking, double garage and the most lovely well stocked, mature and established walled gardens.

Viewing essential.

## Property details

### LOCATION

Occupying an enviable location on the edge of this popular North Shropshire market Town which boasts good local facilities including schools, doctors, shops and Railway Station with links to Shrewsbury, Crewe and London.

### ENTRANCE/DINING HALL

Steps lead up to the sealed unit double glazed entrance door which opens to Reception area with split level staircase. Leading up to the First Floor Dining/Hall with patio doors leading onto balcony with lovely aspect over the garden, radiator.

### LOUNGE

A lovely dual aspect room being naturally well lit with window to the front and sliding patio doors leading onto the Balcony which again provides a lovely aspect over the gardens. Fire surround housing living flame effect fire, media point, radiators.

### KITCHEN

which has been attractively re-fitted with range of soft grey fronted units incorporating single drainer sink with mixer taps set into base cupboard. Comprehensive range of units with worksurfaces over and comprising cupboards and drawers and having integrated dishwasher and fridge freezer each with matching fascia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath and complementary range of eye level wall units with concealed lighting beneath. Wall mounted column style radiator, windows to front and rear aspects, tiled effect flooring.

### ENTRANCE/UTILITY

having sink unit set into worksurface with space beneath for appliance and further double base cupboard. Windows to the front and rear and door leading to the front elevation. Steps lead down to

### CELLAR

A useful area with space and plumbing for appliances, power and lighting. Additional storage cupboard and gas central heating boiler.

### PRINCIPAL BEDROOM

Another lovely light room with windows to the side and rear gardens, excellent range of fitted bedroom furniture, radiator.

### EN SUITE SHOWER ROOM

Newly fitted with large walk in shower having direct mixer with drench head, wash hand basin and WC set into concealed vanity with storage, Radiator and window to the front.

### GROUND FLOOR

From the Reception Hall steps lead down to spacious Hall area with sliding patio doors giving access to the gardens (this could easily provide access to separate and independent accommodation if required). Radiator and useful under stairs storage cupboard.

### BEDROOM 2

A generous double room with windows overlooking the garden. Range of fitted bedroom furniture, seating area, radiator. Useful deep storage cupboard, wooden effect flooring.

### BEDROOM 3

Again a generous double room with windows to the side and rear with aspects over the garden, range of fitted bedroom furniture, wooden floor covering, radiator.

### BEDROOM 4/HOME OFFICE

with window to the side, range of fitted furniture, wooden floor covering, radiator.

### BATHROOM

with suite comprising jacuzzi panelled bath with shower unit over, wash hand basin and WC set into concealed vanity with storage, radiator. Complementary tiled surrounds and flooring with underfloor heating, Window to the side.

### OUTSIDE

The property is approached over driveway which provides ample parking and hardstanding for several vehicles and leading to the detached double GARAGE with remote up and over door, power and lighting and windows to the rear.

The walled Gardens are a particular feature of the property with large area to the side with impressive, protected trees and shrub beds. Side pedestrian access leads around both sides of the property to the extensive, established rear garden which is laid mainly to lawn with an abundance of well stocked flower, shrub and herbaceous beds with a range of specimen trees and hedging. Large ornamental garden pond.

To the rear of the property is a paved sun terrace with covered overhang - making an ideal outdoor entertaining spot, which has the composite Balcony over and with the orientation of the house it catches the sun all day long.

### 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/buy/mortgage-calculator/) 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.

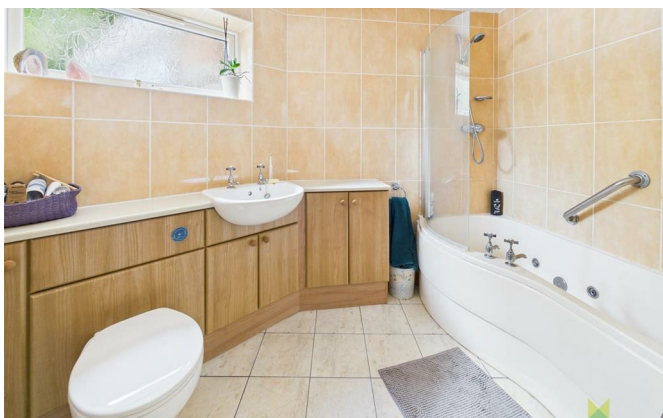
#### REMOVALS

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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Floor 0



Floor 1

Approximate total area<sup>1</sup>  
1928 ft<sup>2</sup>  
179.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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- 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.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.