

# 52 Oakley Meadow Wem SY4 5SP



**3 Bedroom House**  
**Offers In The Region Of £227,500**

## The features

- EXCELENT PROPORTIONS
- CONTEMPORARY FINISHES
- TURN KEY READY HOME
- IDEAL FOR FIRST TIME BUYERS OR DOWNSIZERS
- NO UPWARD CHAIN
- THREE GREAT SIZED BEDROOMS
- TWO BATHROOMS
- DRIVEWAY AND GENEROUS REAR GARDEN
- NEARBY TO AMENITIES AND SCHOOLING
- EPC RATING B



\*\*\* WONDERFULLY PROPORTIONED AND NEATLY PRESENTED \*\*\*

Greatly cared for under the current ownership this light and spacious semi-detached house offers turn key ready accommodation with a generous sized rear garden.

Occupying an enviable position within an appealing development on the fringes of Wem, a thriving market town which offers which has an extensive range of local amenities including a Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Living/Dining Room, Kitchen/Breakfast Room, Principal Bedroom with en suite, two further Bedrooms and Bathroom.

The property has gas central heating, double glazing, allocated parking and enclosed Rear Garden.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies a convenient position in this popular market Town, ideal for commuters with the Railway Station being a short distance away with links to the County Town of Shrewsbury, Crewe and London. Wem is a well-serviced market Town with amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall. There are recreational facilities including a swimming pool and a regular bus service to Shrewsbury.

### ENTRANCE HALLWAY

Laid to porcelain oak effect tiles and with under stairs storage cupboard.

### KITCHEN/BREAKFAST ROOM

Fitted with a modern range of taupe grey contemporary units under marble effect worksurfaces incorporating single stainless steel drainer sink and four ring burner gas hob set into base cupboards. Further range of base units comprising cupboards and drawers with soft close. Integrated dishwasher, washer/dryer, fridge freezer and oven with grill below. Space for a breakfast table/bar.

### LIVING/DINING ROOM

A delightful room with french doors onto the garden and ample space for freestanding furniture.

### CLOAKROOM

Accessed off the Entrance Hallway, With WC and wash hand basin, complementary half tiled walls and flooring, radiator.

### FIRST FLOOR LANDING

From the Entrance Hall a staircase rises to First Floor Landing with access to roof space.

### PRINCIPAL BEDROOM

A double bedroom with window to the front and space for free-standing furniture.

### EN-SUITE

With suite comprising shower cubicle with power shower unit, wash hand basin and WC. Complementary tiled surrounds and heated towel rail.

### BEDROOM TWO

Another double bedroom with window to the rear.

### BEDROOM THREE

A spacious single bedroom or optional study with window to the rear.

### BATHROOM

With suite comprising panelled bath with shower over, wash hand basin and WC. Complementary tiled surrounds and radiator

### OUTSIDE

The property stands within an enclave of houses set back from Oakley Meadow road. Driveway parking for the side of the house and pedestrian gate gives access to the enclosed Rear Garden. A section of the driveway has been incorporated into the garden to fit a large garden shed without comprising the ground space itself. Mainly laid to lawn for ease of maintenance with a gravelled seating area to one corner.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and 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 B. Again we would recommend this is verified during pre-contract enquiries.

#### 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.

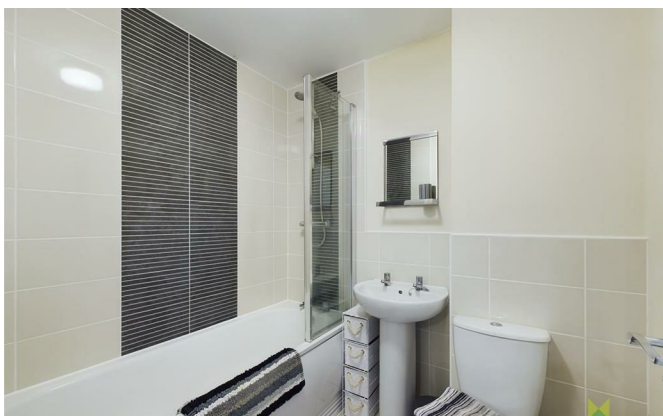
#### NEED TO CONTACT US

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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## Judy Bourne

Director at Monks

judy@monks.co.uk

## Get in touch

Call. 01939 234368

Email. info@monks.co.uk

Click. www.monks.co.uk

## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	

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		
England & Wales	EU Directive 2002/91/EC	

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