

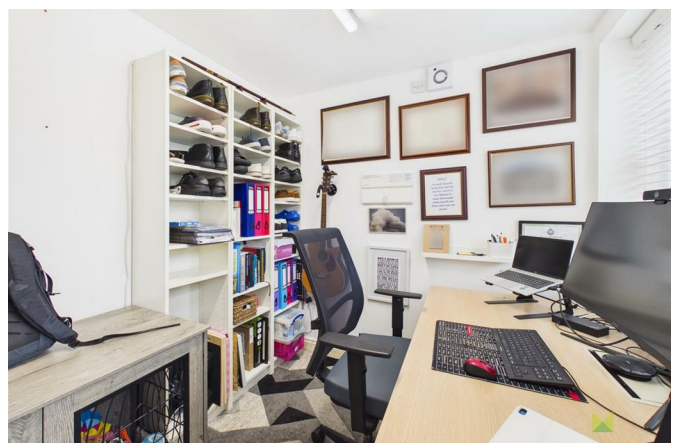
36 Oakley Meadow Wem SY4 5SP



4 Bedroom House - Detached
Offers In The Region Of £375,000

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 wooden effect flooring, radiator.

CLOAKROOM

with suite comprising WC and wash hand basin, radiator.

LOUNGE

A lovely room with bay window overlooking the front with fitted plantation style shutters, wooden floor covering, radiator and media point.

KITCHEN/DININGROOM

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

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

Four words that define who, and what we are:

HOME – Honest, Original, Motivated, Empathetic

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.

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

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

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		
Environmental Impact (CO ₂) 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		

