

8 Oak Avenue Wem SY4 5FB



**3 Bedroom House - Link Detached
Offers In The Region Of £195,000**

The features

- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- MODERN FITTED KITCHEN
- PRINCIPAL BEDROOM WITH EN SUITE
- GARDEN, DRIVEWAY AND BARN STYLE CAR PORT
- VIEWING RECOMMENDED
- RECEPTION HALL & WC
- LOUNGE WITH FRENCH DOORS TO GARDEN
- TWO FURTHER BEDROOMS AND FAMILY BATHROOM
- NO UPWARD CHAIN



Located just a few minutes' walk from the centre of the market town of Wem, north of Shrewsbury and on the edge of glorious Shropshire countryside, this 3-bedroom, three storey home is a perfect find for a first-time buyer, young family or retiree looking to down size. This deceptively spacious accommodation comprises of; Entrance hallway, WC, living room, kitchen, principal bedroom suite with en suite shower room, two further bedrooms, family bathroom, rear garden, driveway and barn style carport. Offered for sale with no upward chain.

Property details

LOCATION

The property occupies an enviable position in the heart of the popular North Shropshire market town. Wem boasts excellent facilities including supermarket, post office, town Hall, Church and doctors along with a railway station with links to Crew and London.

RECEPTION HALL

Covered entrance with door opening to spacious Reception Hall. Radiator.

CLOAKROOM

With WC and wash hand basin, radiator.

KITCHEN

Fitted with modern range of units incorporating single drainer sink set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood over and oven and grill beneath. Space for washing machine, fridge and matching range of eye level wall units. Complementary tiled surrounds, window to front.

LIVING ROOM

having French doors the rear, TV and media points, radiator.

Stairs rise from Reception Hall to FIRST FLOOR LANDING with window to front and radiator.

BEDROOM

With window to the rear, radiator.

BEDROOM

With window to the front, radiator.

BATHROOM

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

Stairs rise from First floor landing to SECOND FLOOR

PRINCIPAL BEDROOM

With window to front, radiator, walk in wardrobe.

EN SUITE SHOWER ROOM

With suite comprising fully tiled shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator. Storage cupboard.

OUTSIDE

The property occupies an enviable position with driveway and barn style carport providing parking for 2 cars. The Rear Garden is laid to lawn with paved sun terrace and enclosed with fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold, with approximately 187 years remaining on the lease. We understand there is an annual ground rent payable of £200 and an annual service charge of £176. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected and would recommend this is verified.

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.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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 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

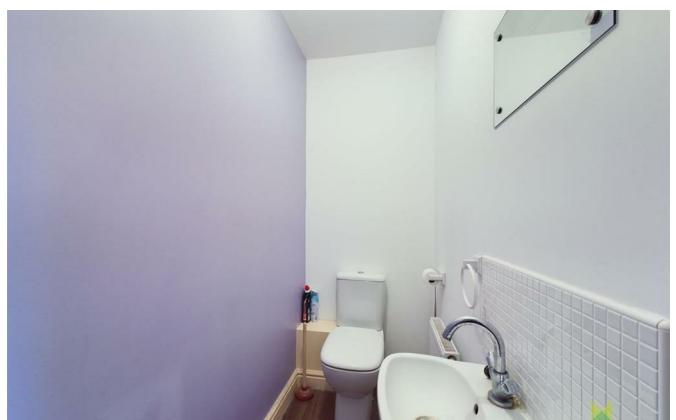
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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 3.00pm on Sunday, maximising every opportunity to find your new home.

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Get in touch

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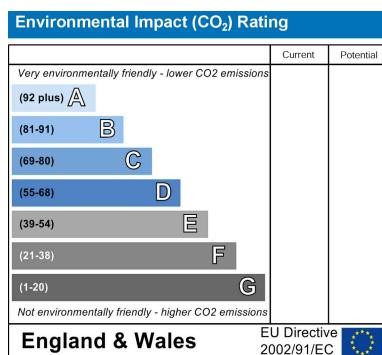
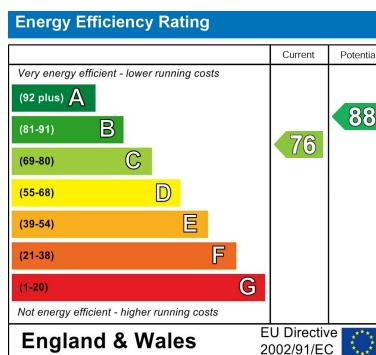
Wem office

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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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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