

# Dilkush Aston Road Wem Shrewsbury SY4 5JD



4 Bedroom House - Detached  
Offers In The Region Of £395,000

## The features

- DETACHED HOUSE WITH SELF CONTAINED ANNEXE
- ENVIALBE LOCATION CLOSE TO AMENITIES
- 3 BEDROOMS AND BATHROOM
- DRIVEWAY WITH PARKING
- VIEWING HIGHLY RECOMMENDED
- SPACIOUS AND VERSATILE LIVING
- HALL, LOUNGE, OPEN PLAN LIVING/DINING/KITCHEN
- ANNEXE WITH LARGE LOUNGE, BEDROOM, SHOWER ROOM AND UTILITY/KITCHEN
- GARDENS TO THE FRONT AND REAR
- EPC RATING C



**\*\*\* SPACIOUS AND VERSATILE HOME WITH ANNEXE \*\*\***

An excellent opportunity to purchase this detached home which has been improved and extended to provide spacious and versatile accommodation - perfect for today's modern lifestyle of a growing family, dependent relative, multi generational living, work from home and those who love to entertain.

## Property details

### LOCATION

Occupying an enviable position in this popular location on the edge of Wem with countryside walks on the doorstep and being a short stroll from the Railway Station which has links to Shrewsbury, Crewe and London.

### RECEPTION HALL

Composite entrance door opening to Reception Hall with useful understairs storage cupboard, wooden effect flooring, radiator.

### LOUNGE

A lovely light room having two large windows overlooking the front, chimney breast housing cast iron log burner, wooden effect flooring, radiator.

### OPEN PLAN LIVING/DINING/KITCHEN

An excellent room, perfect for a growing family and those who love to entertain. The Living and Dining area feature double opening French doors which lead onto the garden.

The Kitchen has been recently refitted with contemporary range of units incorporating 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 for dishwasher and fridge freezer. inset 4 ring hob with extractor hood over and oven and grill beneath, complementary wall units, tiled flooring throughout, radiator.

### INNER HALL

off which leads

### UTILITY ROOM

with shaker style units incorporating single drainer sink with mixer taps set into base cupboard with work surface extending to the side with space for appliances, window to the rear, gas central heating boiler.

### REAR ENTRANCE TO ANNEXE ACCOMMODATION

Sealed unit double glazed door with side panel to Hallway which provides access to the accommodation which could become a totally independent Annexe from the main house. Wooden effect flooring.

### LOUNGE/DINING ROOM

A generous sized multi purpose room having large patio doors leading onto the garden, log burner, wooden effect flooring, radiators.

### BEDROOM

with French door leading to the garden, wooden effect flooring, radiator.

### SHOWER ROOM

with shower cubicle, wash hand basin and WC. Complementary tiling, heated towel rail, window to the side.

### FIRST FLOOR LANDING

From the Reception Hall staircase with half landing leads to the First Floor Landing with windows to the side and rear, Airing Cupboard.

### BEDROOM 1

A generous double room with window overlooking the front, built in double wardrobe, radiator.

### BEDROOM 2

Another generous double room with window overlooking the front, built in double wardrobe, radiator.

### BEDROOM 3

with window overlooking the rear garden, radiator.

### BATHROOM

with suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

### OUTSIDE

The property is set back from the road and approached over gravelled driveway with parking for several cars. The Front Garden is laid to lawn with shrubs and trees. Side pedestrian access leads into the Rear Garden which is of a good size and laid to paved sun terrace, shaped lawn and flower, shrub and herbaceous beds. Timber Shed and Greenhouse, enclosed with wooden fencing.

### 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 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,  
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Four words that define who, and what we are:

HOME – Honest, Original, Motivated, Empathetic

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- 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.

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 <sub>2</sub> ) Rating			
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	

