

An elegant and spacious detached Georgian-style 4-bedroom home with mature gardens, on the outskirts of Wem



- 4 bedrooms
- Entrance hall & Reception room
- Dining room
- Separate study
- Large modern fitted kitchen with walk-in larder
- Cloakroom and utility
- En suite and family bathroom

- Conservatory
- Mature front and rear gardens
- Double garage and driveway parking

## Offers Around £410,000

## The Property

The Oaks is a spacious detached 4-bedroom house with elegant Georgian-style construction, situated on the edge of the popular market town of Wem.

The property is entered under an open porch flanked by two pillars, through a uPVC double glazed entrance door with glazed side panels into the entrance hallway (14'5" x 3'5") which has ceiling and wall lights and ceiling coving.

The spacious living room (20'5" x 14') has a uPVC double glazed window to the front and a uPVC double glazed sliding window to the rear. There is a feature fireplace with inset living flame coal-effect gas fire and marble inset and hearth. TV points for Freeview and FreeSat plus BT telephone point.

From the living room, double doors lead off to the dining room (13'7" x 12'4"). It is also accessed via glazed double doors from the hall, and a single door from the kitchen. Doors from the dining room lead to the Conservatory (12'3" x 10'3"), which is built off dwarf brick walls and uPVC double glazed all around. The roof is of polycarbonate material, and there is ceramic tiling to the floor.

The large modern kitchen (16'2" x 11'6") is fitted with a comprehensive range of wall and base oak units. The kitchen has an electric hob and a high-level double oven. There is a breakfast bar, two-bowl stainless steel sink unit, integral fridge and dishwasher. A BT telephone point is included together with connection to Freeview TV. The kitchen has a walk-in larder.

The study (8'9" x 8'7") has a front aspect uPVC double glazed window. It is fitted with a comprehensive range of book shelves and a BT telephone point.



The utility room also has a front aspect uPVC double glazed window, It is fitted with wall and base units with contrasting work surfaces, a stainless steel sink unit, a freezer and a washing machine. The wall-mounted boiler is located here. A uPVC door provides side access to the house. The downstairs cloakroom has a WC, hand wash basin and vanity unit.

Stairs from the front hallway lead to the first floor landing where there is a storage cupboard. Access to the loft is also from the landing. From here, doors lead off to:

- the master bedroom (14'3" x 13'9") , which has a walk-in wardrobe with four fitted wardrobes. BT telephone point and Freeview connection are also provided. The en-suite shower room to the master bedroom is fitted with a 4-piece suite comprising shower cubicle with electric shower, Jack and Jill hand wash basins with vanity units, a WC and a bidet.

- Bedroom 2 (12'2" x 11'9") with its rear aspect uPVC double glazed window and fitted double wardrobe; Freeview connection provided.

- Bedroom 3 (14'7" x 8'10") and Bedroom 4 (9'7" x 8'8"), each with a front-facing double glazed window and a fitted double wardrobe; Bedroom 4 has a BT telephone point.

- the large family bathroom (11'9" x 9'8"), which is fitted with a 5-piece suite comprising bath, separate shower cubicle, hand wash basin, bidet and WC. The large mirrored airing cupboard houses the lagged hot water storage tank.

## Outside

The Oaks is approached along a private lane off Aston Road and over a tarmac drive. There is ample parking on the drive, apart from the double garage with up-and-over doors, fitted storage units, workbench plus vice, and door to the rear aspect.

The front garden is mainly laid to lawn with mature shrubs and trees, bounded by iron railings, wooden fencing and hedges.

The private enclosed rear garden is also laid to lawn, with flowerbeds to the borders, and a large patio covered with concrete slabs. There are raised flowerbeds and a wooden garden shed. The rear garden is bounded by hedges and wooden fencing all round.

## The Local Area

The Oaks is situated on the confines of the town of Wem, which has a thriving community with a village supermarket/post office, newsagents, a doctor's surgery, hairdressers, churches, a good selection of pubs and eateries, and a school, as well as many independent shops.

The larger towns of Shrewsbury and Whitchurch, with a comprehensive range of facilities and amenities, are also only a few miles drive away, and there are rail links directly from Wem Station to Crewe to the north, and Shrewsbury, Birmingham and London to the south.

## Council Tax Band

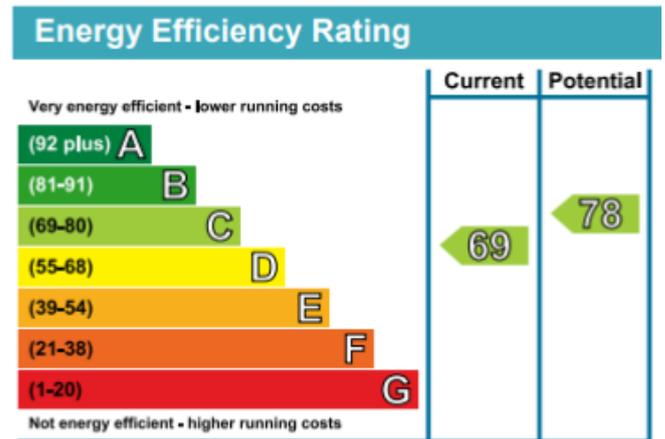
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## Local Authority

Shropshire Council

## Services

Mains water, drainage, gas and electricity. Gas fired central heating.



All measurements are approximate and are for identification purposes only

## Viewing

Strictly by appointment with Harfitts

## Tenure

We understand the property is Freehold, although purchasers are advised to confirm details with their solicitor

## VALUATIONS

For a free no obligation valuation of your own property please call us on 01939 232775

## MORTGAGE ADVICE

We can put you in contact with expert independent financial advisors, please ask for details

## SURVEYS

Please ask us for details of local surveyors





Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographic.com. Direct Dial 07873 205 007  
Plan produced using PlanUp.

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