





27 Oakley Meadow, Wem, SY4 5SF
£325,000

Offered for sale with no upward chain, this attractively designed four bedroom family home is situated in the popular town of Wem, a desirable village to the north of Shrewsbury. The property briefly comprises: hallway, downstairs WC, living room, open plan kitchen/diner and playroom/ dining room. To the first floor, the property benefits from a principle bedroom with ensuite and a further 3 generous bedrooms and family bathroom.

Externally, the property benefits from a rear garden, driveway and garage. The property also benefits from gas fired central heating and uPVC double glazing.



Occupying an enviable position in the heart of this popular North Shropshire market Town with excellent amenities on hand and being a short stroll from the Railway Station which has links to Shrewsbury, Crewe and London.

Hallway

15'10 x 6'6 (4.83m x 1.98m)

With uPVC glazed front door, wood effect flooring, radiator, useful storage cupboard and heating thermostat.

Downstairs WC

5'3 x 2'6 (1.60m x 0.76m)

Fitted with a white suite comprising low level flush WC, wash hand basin with tiled surround, wood effect flooring and radiator.

Kitchen/ Diner

17'8 x 7'7 (5.38m x 2.31m)

Fitted with a range of modern units and worktops, with a twin bowl sink inset with stainless steel mixer tap. Appliances include a AEG integrated oven and grill with extractor hood above, integrated dishwasher, and an integrated fridge/ freezer. Wood effect flooring and French doors leading out onto the rear garden,

Playroom/ Dining Room

9'3 x 7'7 (2.82m x 2.31m)

With wood effect flooring, fully glazed double doors open out to hallway, radiator and window to the front.

Landing

9'7 x 3'6 (2.92m x 1.07m)

With fitted carpet and access to roof space.

Principle Bedroom

14'1 x 10'3 (4.29m x 3.12m)

With fitted carpet, useful storage cupboard, radiator and two windows to the front.

Ensuite Shower Room

6'7 x 5'7 (2.01m x 1.70m)

With shower cubicle with shower unit, wash hand basin and low level flush WC. Complementary tiled surrounds, radiator and window to the side.

Bedroom

14'3 x 8'7 (4.34m x 2.62m)

With fitted carpet, useful storage cupboard, radiator and window to the front.

Bedroom

11'8 x 8'5 (3.56m x 2.57m)

With fitted carpet, radiator and window to the rear.

Bedroom

10'9 x 8'1 (3.28m x 2.46m)

With fitted carpet, radiator and window to the rear.

Family Bathroom

7'5 x 6'2 (2.26m x 1.88m)

With modern white suite comprising bath, wash hand basin and low level flush WC. Complementary tiled surrounds, radiator and window to the rear.

Outside

The property is situated in a cul de sac with driveway providing parking and access to the garage. The rear garden is a particular feature of the property, mainly laid to lawn with paved sun terrace, adjacent to the kitchen/ diner, perfect for dining alfresco. The Garden is fully enclosed with fencing.

Garage

16'3 x 8'4 (4.95m x 2.54m)

With up and over door to the front.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 15 Mbps & Superfast 2300 Mbps. Mobile Service: Good outdoor, variable in home. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

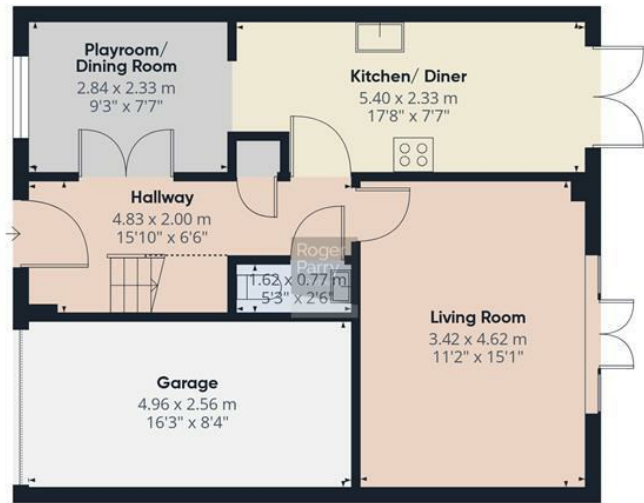
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

111.3 m²
1196 ft²

Reduced headroom

1.2 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority: Shropshire

Council Tax Band: D

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.