

69 Roden Grove Roden Grove Wem SY4 5HJ



3 Bedroom House - Semi-Detached
Offers In The Region Of £250,000

The features

- RECENTLY BUILT 3 BEDROOM SEMI DETACHED HOME
- RECEPTION HALL WITH CLOAKROOM
- CONTEMPORARY KITCHEN WITH RANGE OF APPLIANCES
- DRIVEWAY WITH PARKING AND ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED
- LOVELY RURAL VIEWS TO THE REAR
- SPACIOUS LOUNGE/DINING ROOM WITH DOORS TO GARDEN
- 3 BEDROOMS AND FAMILY BATHROOM
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- EPC RATING B



*** LOVELY RURAL VIEWS TO THE REAR ***

An excellent opportunity to purchase this well presented 3 bedroom semi detached house - perfect for first time buyer or a growing family.

Occupying an enviable position on the edge of the popular North Shropshire market Town of Wem which has good local facilities and a Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall, Cloakroom, good sized Lounge/Dining Room, Kitchen with appliances, Main Bedroom with Juliette style Balcony to the rear with views over open farmland, 2 further Bedrooms and Bathroom.

The property has the benefit of high energy insulation, gas central heating, driveway with parking and enclosed rear garden bordered by farmland.

Viewing highly recommended and offered for sale with no upward chain.

Property details

LOCATION

Occupying an enviable position on the edge of the popular North Shropshire market Town of Wem which has good local facilities and a Railway Station with links to Shrewsbury, Crewe and London.

RECEPTION HALL

Covered entrance with outside light and composite door to Reception Hall, radiator.

CLOAKROOM

with WC and wash hand basin, radiator, window to the front.

LOUNGE/DINING ROOM

A generous sized room with window and double opening French doors leading to the garden, media point, radiator. useful understairs storage cupboard.

KITCHEN

Attractively fitted with range of contemporary units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, inset 4 ring hob with extractor hood over, complementary tiled surrounds. Window overlooking the front.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space and off which lead

BEDROOM 1

having double opening French doors and Juliette style balcony overlooking the rear garden and farmland beyond. Radiator.

BEDROOM 2

having window to the front, radiator.

BEDROOM 3

with window overlooking the rear, radiator.

BATHROOM

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

OUTSIDE

The property is approached over driveway with parking for cars and with lawned area. Side pedestrian access leads to the Rear Garden which is laid to lawn and paved sun terrace and bordered to the rear by open farmland and 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 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 'Ellis-Ridings Mortgage Solutions' 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.

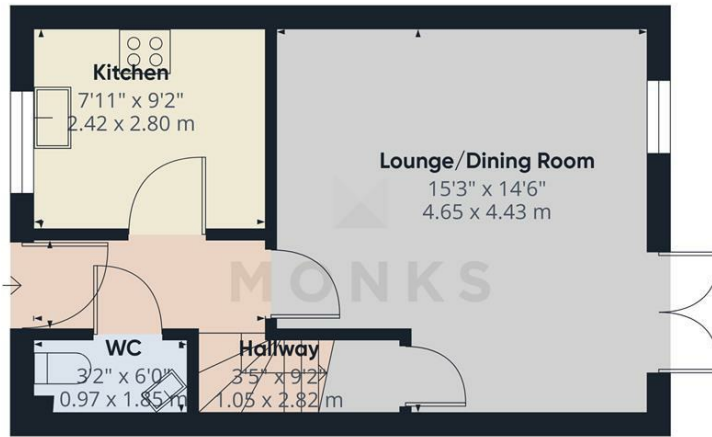
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

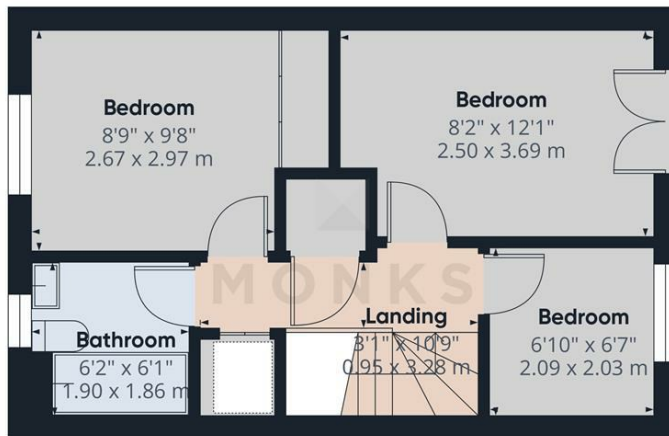
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Floor 0



Floor 1



Approximate total area⁽¹⁾
680 ft²
63.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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 (CO₂) 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	

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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.
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