37 Roden Grove
Wem
SY4 5HJ

MONKS

2 Bedroom Bungalow - Link Detached
£265,000

The features

- BEAUTIFULLY PRESENTED 2 BEDROOM BUNGALOW
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- 2 DOUBLE BEDROOMS AND BATHROOM
- LOVELY ENCLOSED REAR GARDEN
- NO UPWARD CHAIN
- ENVIABLE LOCATION CLOSE TO AMENITIES
- LOUNGE/DINING ROOM, CONSERVATORY, KITCHEN
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED
- EPC D

***** IMMACULATE 2 BEDROOM LINK DETACHED BUNGALOW *****

An excellent opportunity to purchase this excellent 2 bedroom Bungalow which has been improved and is immaculately presented – perfect for those buyers looking to downsize.

Occupying an enviable position in the popular market Town of Wem being a short stroll from all of its amenities including the Railway Station which has links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Lounge/Dining Room, Kitchen with oven and hob, Conservatory, 2 double Bedrooms and Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and lovely enclosed rear garden.

Viewing highly recommended.

Property details

LOCATION
The property occupies an enviable position on the edge of the popular market Town of Wem being ideally placed for all of its amenities including supermarket, shops, schools, doctors, church, restaurant/public houses and recreational facilities. There is also a regular bus service that runs around Roden Grove into the Town. For commuters there is ease of access to the A5/M54 motorway network and Wem boasts a Railway Station which has links to Shrewsbury, Crewe and London.

ENTRANCE
Wooden and glazed entrance door leads into the Garage with sealed unit double glazed door opening to

KITCHEN
Fitted with range of cream fronted 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 beneath for washing machine, fridge etc. Inset 4 ring hob with extractor hood over and oven and grill beneath and tiled surrounds with eye level wall units over. Pantry cupboard with shelving, radiator and window overlooking the front.

INNER HALL
off which lead

LOUNGE/DINING ROOM
having window overlooking the front, wooden effect floor covering, media point, radiator.

BEDROOM 1
with window overlooking the rear garden, wooden effect flooring, radiator.

BEDROOM 2
again with window overlooking the rear garden, wooden effect flooring, radiator.

CONSERVATORY
being of brick and sealed unit double glazed construction with doors leading onto the garden, tiled flooring.

BATHROOM
with suite comprising shaped panelled bath, mixer taps with shower attachment. wash hand basin and WC. Tiled surrounds, radiator, window to the side.

OUTSIDE
The property is approached over driveway with parking and leading to the Garage with double opening doors, power and lighting and personal door to the garden.

The Front Garden is laid to lawn with shrub beds, side pedestrian access to the Rear Garden which is attractively laid to two paved sun terraces and lawn with flower and shrub beds. Good sized garden storage shed and being 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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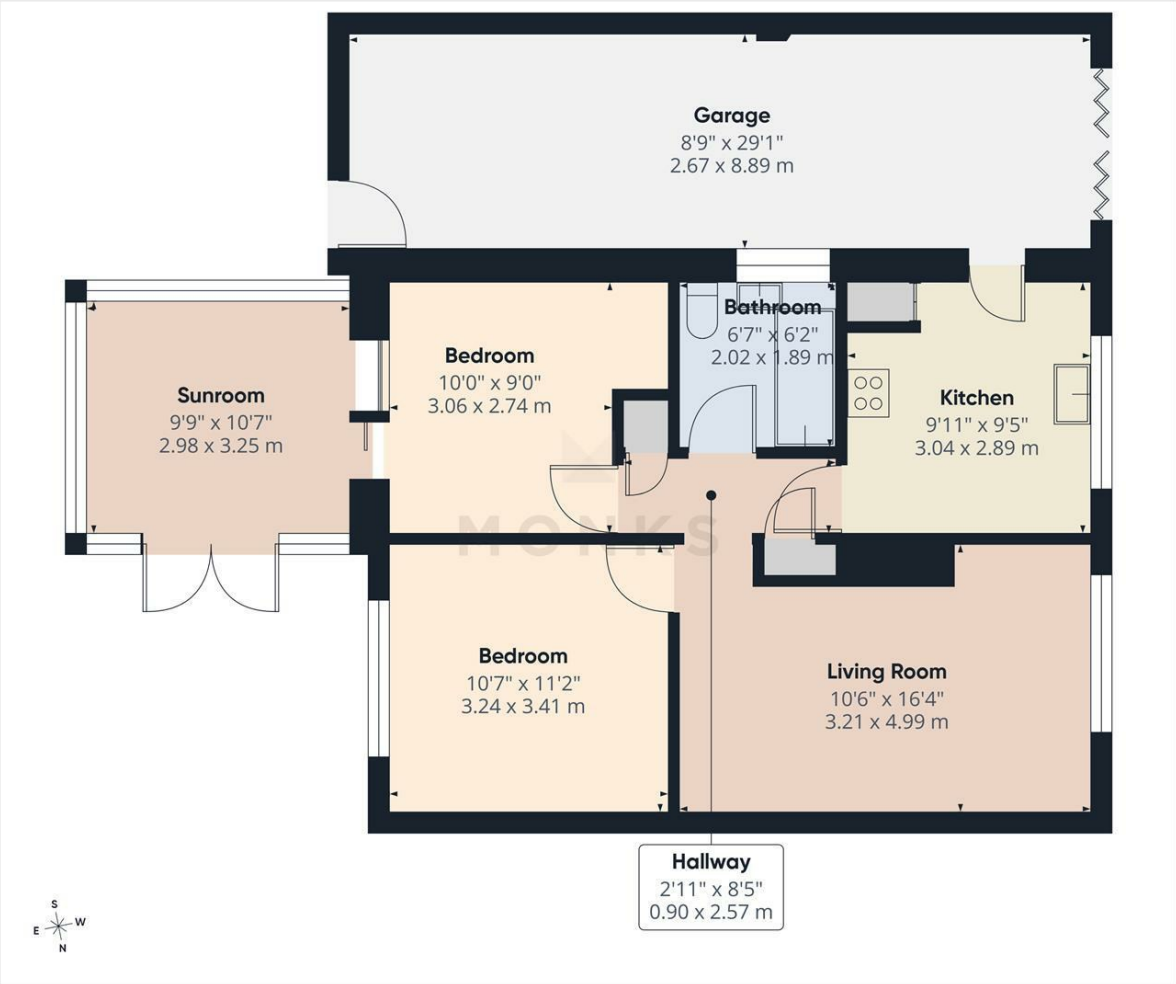

MONKS

Approximate total area(1)
927 ft²
86.1 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.

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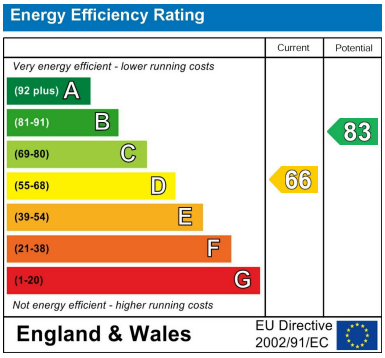

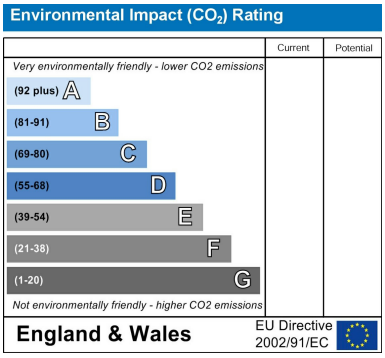

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

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

• 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.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.