

39 Roden Grove Wem Shrewsbury SY4 5HJ



4 Bedroom Bungalow - Detached
Offers In The Region Of £300,000

The features

- GOOD SIZED 3-4 BEDROOM DETACHED BUNGALOW
- RECEPTION HALL, GOOD SIZED LOUNGE
- HOME OFFICE/BEDROOM 4
- LARGER THAN AVERAGE GARAGE
- VIEWING RECOMMENDED
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- EXTENDED DINING ROOM/KITCHEN AND UTILITY
- 3 FURTHER BEDROOMS AND SHOWER ROOM
- ENCLOSED REAR GARDEN
- EPC RATING TBC



***** SPACIOUS AND EXTENDED DETACHED BUNGALOW *****

An excellent opportunity to purchase this detached bungalow which offers deceptively spacious accommodation perfect for those looking to downsize with space.

Occupying an enviable position on the edge of this popular market Town which has a bus route passing around the market Town to the local shops. Wem boasts a Railway Station which has links to Shrewsbury Crewe and London.

The accommodation briefly comprises Reception Hall, good sized Lounge, extended Kitchen/Dining Room, Utility Room, Home Office/Bedroom, 3 further Bedrooms and Shower Room.

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

Offered for sale with no upward chain.

Property details

LOCATION

Occupying an enviable position on the edge of this popular market Town which has a bus route passing around the market Town to the local shops. Wem boasts a Railway Station which has links to Shrewsbury Crewe and London.

ENTRANCE PORCH

Wooden and glazed door to porch and door opening to

RECEPTION HALL

A generous sized L-shaped room, radiator, access to roof space and off which lead

LOUNGE

having window overlooking the front, living flame gas fire with wooden surround and display shelving and storage to the side, media point, radiator.

DINING/FAMILY ROOM

with radiator, range of storage cupboards, opening to

KITCHEN

with range of base units incorporating double drainer sink set into cupboard, further range of matching cupboards and drawers with work surfaces over and space for cooker and fridge, tiled surrounds and matching eye level wall units, window overlooking the garden and door to the

UTILITY ROOM

with space for appliances, door to garden and personal door to the Garage.

BEDROOM 1

A generous double room with window to the front, fitted double wardrobe, radiator.

BEDROOM 2

with window to the rear, radiator.

BEDROOM 3

A through room which has been extended and could be divided into two separate rooms if required, windows to the front and rear, radiators.

BEDROOM 4/HOME OFFICE

with window to the front, radiator.

SHOWER ROOM

with suite comprising walk in shower, wash hand basin set into vanity with storage, WC. Complementary tiled surrounds, heated towel rail, window to the side.

OUTSIDE

The property is approached over driveway with parking and leading to the good sized Garage/Workshop with twin opening doors, power and lighting and Utility Section to the rear.

The Front Garden is laid to lawn with flower and shrub beds and enclosed with wooden fencing. The Rear Garden is laid to lawn again with flower and shrub beds and is surrounded by a well established beech hedge giving total privacy. There is a garden shed/workshop with electrics and a greenhouse.

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 C - 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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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		
(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 ₂) 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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