

# 1 Roden Grove Wem Shrewsbury SY4 5HG



**3 Bedroom House - Detached**  
**Offers In The Region Of £275,000**

## The features

- WELL PROPORTIONED AND SCOPE TO EXTEND
- NO UPWARD CHAIN
- EDGE OF TOWN LOCATION
- ENCLOSED GARDEN AND PARKING AT REAR FOR TWO VEHICLES
- POTENTIAL TO CREATE FURTHER OFF-ROAD PARKING TO FRONT
- KITCHEN, DINING AND LIVING ROOMS
- THREE EXCELLENT SIZED BEDROOMS
- UTILITY ROOM, CLOAK ROOM AND FAMILY BATHROOM
- NEARBY TO AMENITIES, ROAD LINKS AND SCHOOLING
- EPC RATING D



## **\*\* CONTEMPORARY HOME WITH NO UPWARD CHAIN \*\***

The property offers spacious accommodation well suited to a growing family or those working from home with scope to extend subject to obtaining the relevant planning permissions. Occupying a convenient position on the peripherals of Wem overlooking open farmland the house is within easy reach of local amenities, schools and link roads.

The accommodation comprises: Entrance Hallway, Living Room, Kitchen/breakfast Room, Dining Room, Utility Room, Cloakroom, Three good sized Bedrooms and a Family Bathroom.

The property has gas central heating, double glazing, parking and a generous sized enclosed Rear Garden.

### **Property details**

#### **LOCATION**

The property occupies an enviable position on the peripherals of Wem. The area is ideal for families with nearby schooling and commuters with the Railway Station a short drive away providing links to the County Town of Shrewsbury, Crewe and London. Wem offers an excellent range of facilities and amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and an active town hall. There is a regular bus service to nearby Shrewsbury.

#### **ENTRANCE HALL**

With door opening into the

#### **LIVING ROOM**

Of generous proportions and flooded with light from two large windows to the front. Laid to parquet effect vinyl flooring which extends into the

#### **KITCHEN/BREAKFAST ROOM**

Fitted with a range of contemporary base units under contrasting work surfaces incorporating 1.5 stainless steel drainer sink and four-ring electric hob. Further range of matching eye levels units and space for free standing appliances.

#### **DINING ROOM**

With large window to the front. Could alternatively serve as a study or play room.

#### **UTILITY ROOM**

An excellent working space with range of cabinetry and space for free standing appliances. Door into the garden.

#### **CLOAK ROOM**

Low level flush WC and hand wash basin.

Stairs rise and wind to the first floor landing.

#### **PRINCIPAL BEDROOM**

Double bedroom with window to the front.

#### **BEDROOM TWO**

Further double bedroom with window to the front.

#### **BEDROOM THREE**

Single bedroom with window to the rear.

#### **FAMILY BATHROOM**

Fitted with contemporary white suite comprising paneled bath with dual shower head over, low level flush WC and hand wash basin. Radiator and window to rear.

#### **OUTSIDE**

The property is approached over a shared driveway access along the side of the house which leads to parking for two vehicles. There is potential at the front of the house to create further off-street parking subject to obtaining the relevant permissions.

The large enclosed rear garden is laid to gravel for ease of maintenance.

#### **SERVICES**

We are advised that all mains services are connected.

#### **GENERAL INFORMATION**

##### **TENURE**

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

##### **COUNCIL TAX BANDING**

As taken from the Gov.uk website we are advised the property is in Band D - 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



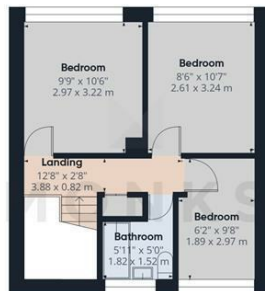
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Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
 981 ft<sup>2</sup>  
 91.2 m<sup>2</sup>  
**Reduced headroom**  
 2 ft<sup>2</sup>  
 0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

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                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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.

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