



Helping *you* move



## 41 Roden Grove, Wem, SY4 5HJ

A well presented three bedroom detached bungalow with driveway, single garage and attractive gardens. Situated in a quiet location in the popular market town of Wem and offered for sale with no upward chain.

Offers Over  
**£225,000**

# 41 Roden Grove, Wem, SY4 5HJ

## Overview

- Detached Bungalow
- Three Bedrooms
- Lounge
- Kitchen
- Shower Room
- Front and Rear Gardens
- Generous Driveway
- Single Garage
- Quiet Residential Location
- No Upward Chain



## Location

The North Shropshire market town has a railway station, which provides excellent rail links to Shrewsbury and Crewe. The market town also boasts nursery, primary and secondary schools and a recently extended doctors surgery. Wem offers facilities for daily living as well as leisure and recreational facilities including Town Hall with various activities, swimming pool, bowling clubs and cricket club. The larger centres of Shrewsbury, Telford and Oswestry are between 11 and 25 miles approximately.

Situated on Roden Grove which is a popular residential location having the advantage of a local bus running four days a week, approximately between 9.30am and 2pm, into the town. Offered for sale with no upward chain, this well presented mature detached bungalow with a link detached garage has off road parking to the driveway and attractive established gardens to the front and rear. The nicely presented accommodation, which has gas fired central heating and double glazing, comprises Entrance Porch, Hall, Lounge, Three Bedrooms (one of which could be utilised as Dining Room if preferred), Kitchen and Modern Shower Room.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

Council Tax Band C. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

#### SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

#### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272  
Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



#### DIRECTIONS

From the centre of town turn by St Peters Church into Mill Street and after a short distance the turning into Roden Grove will be found on the right hand side and No. 41 stands on the left. If approaching from Shrewsbury direction travel beneath the railway bridge towards town and Roden Grove is then on the left.

#### PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

#### ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

#### METHOD OF SALE

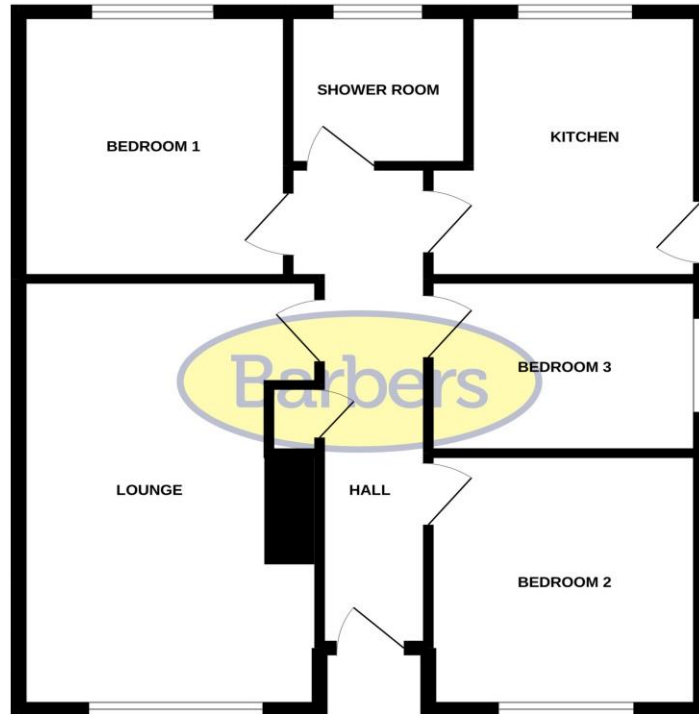
For Sale by Private Treaty.

#### AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

**WH31099010708112219112022**

GROUND FLOOR



**LOUNGE**

17' 3" x 11' 2" (5.26m x 3.4m)

**KITCHEN**

11' 0" x 8' 7" (3.35m x 2.62m)

**BEDROOM ONE**

10' 6" x 10' 0" (3.2m x 3.05m)

**BEDROOM TWO**

10' 2" x 8' 5" (3.1m x 2.57m)

**BEDROOM THREE**

10' 4" x 7' 6" (3.15m x 2.29m)

**SHOWER ROOM**

6' 1" x 5' 4" (1.85m x 1.63m)

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

**Barbers**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.