



Helping *you* move



21 Roden Grove, Wem, SY4 5HJ

Offers in the Region of
£285,000

NO UPWARD CHAIN. A good size three bedroom link detached house with driveway, carport and generous rear garden, situated in a quiet residential area in the popular market town of Wem.

21 Roden Grove, Wem, SY4 5HJ

Overview

- Good Size Link Detached House
- Three Bedrooms
- Lounge, Large Conservatory
- Kitchen, Bathroom
- Driveway and Carport
- Spacious Enclosed Rear Garden
- Quiet Residential Location
- Walking distance to town centre
- No Upward Chain
- EPC C
- Council Tax Band C



Offered for sale with no upward chain, this three bedroom link detached house is situated in a quiet residential area in the popular market town of Wem which offers a range of shops, cafes, and schools, making it an excellent choice for families and professionals alike. This well-appointed home offers generous living space, beginning with a welcoming Entrance Hall that leads to a spacious Lounge, with plenty of natural light from two large windows creating a warm and welcoming atmosphere. The well-equipped Kitchen seamlessly connects to a large conservatory, a bright and airy space that is ideal for entertaining, allowing for seamless indoor-outdoor living with French doors leading directly to the rear garden. Upstairs, the first floor boasts three well-proportioned bedrooms. The two double rooms provide ample space for furnishings, while the single bedroom is perfect for a child's room, guest room, or home office. A family bathroom completes this floor, offering functionality and convenience for busy households. Outside, the property boasts a driveway and carport, providing ample off-road parking. The generous rear garden is a true highlight, mainly laid to lawn, with a decked area and paved patio ideal for relaxation and outdoor dining and well-stocked with borders filled with mature shrubs, plants and trees. This home is perfect for families and those seeking a quiet yet convenient lifestyle in a friendly community. Don't miss the opportunity to make it yours!

LOCATION

Located in the North Shropshire market town of Wem which has a railway station, providing excellent rail links to Shrewsbury and Crewe. The town also boasts nursery, primary and secondary schools and a 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.



Your Local Property Experts

01948 667272



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 electricity ,gas, water and drainage 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch proceed towards Whixall via Alkington Road, leading through Alkington then into Whixall. Continue on past the Platt Lane cross roads and the property can be found after a short distance on the left hand side immediately before the chapel.

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

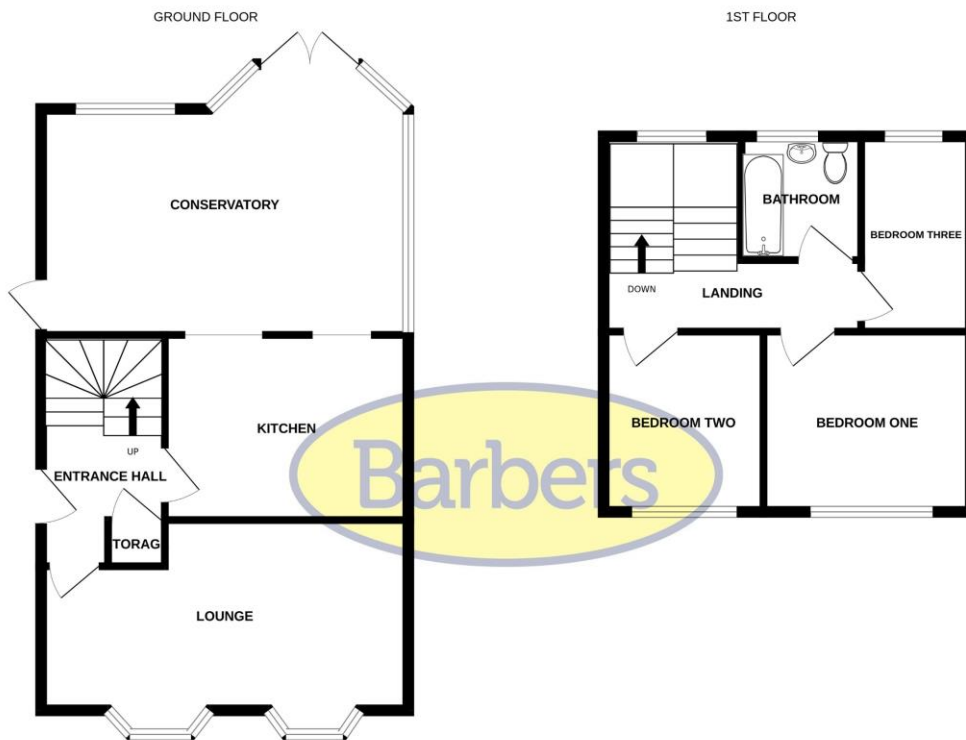
METHOD OF SALE

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.

WH33474 130623161024



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

LOUNGE
18' 7" x 9' 4" (5.66m x 2.84m)

KITCHEN
12' 4" x 9' 6" (3.76m x 2.9m)

CONSERVATORY
18' 4" x 15' 1" (5.59m x 4.6m)

BEDROOM ONE
11' 0" x 9' 9" (3.35m x 2.97m)

BEDROOM TWO
10' 9" x 8' 4" (3.28m x 2.54m)

BEDROOM THREE
9' 7" x 6' 1" (2.92m x 1.85m)

BATHROOM
6' 9" x 5' 9" (2.06m x 1.75m)

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



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.