



Helping *you* move



5 Roden Grove, Wem, SY4 5HG

Offers in the Region of
£249,950

Offered for sale with NO UPWARD CHAIN. A good size three bedroom semi-detached bungalow with driveway, carport, single garage and attractive gardens, situated in a popular residential location in the market town of Wem.

5 Roden Grove, Wem, SY4 5HG

Overview

- Good Size Semi-Detached Bungalow
- Three Bedrooms
- Generous Lounge
- Kitchen and Dining Room
- Driveway
- Carport and Single Garage
- Front and Rear Gardens
- No Upward Chain
- Popular Residential Location
- EPC D
- Council Tax Band C



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 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.

Brief Description

This three bedroom semi-detached bungalow is situated in a popular residential location in the market town of Wem which has an excellent range of daily amenities. It is offered for sale with no upward chain and is ready for a new owner to put their own stamp on it. The good size accommodation, which has gas central heating and double glazing, comprises Entrance Hall, Lounge with French doors onto the rear garden, Kitchen opening into Dining Room, Three Bedrooms and a Family Bathroom. Outside, the property is approached over a driveway leading to a car port and single garage, providing excellent parking facilities and there are attractive established gardens to both the front and rear.



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 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. Continue on and the property can be found after a short distance on the left hand side.

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

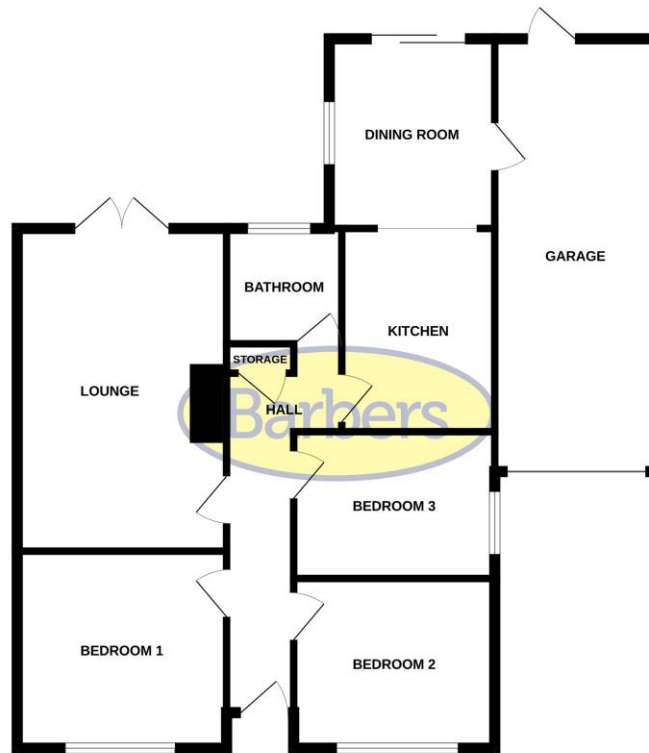
For Sale by Private Treaty.

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.

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GROUND FLOOR



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 for 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 02024

LOUNGE
17' 1" x 11' 1" (5.21m x 3.38m)

KITCHEN
10' 9" x 8' 1" (3.28m x 2.46m)

DINING ROOM
10' 0" x 9' 9" (3.05m x 2.97m)

BEDROOM ONE
11' 1" x 10' 5" (3.38m x 3.18m)

BEDROOM TWO
11' 4" x 8' 5" (3.45m x 2.57m)

BEDROOM THREE
11' 6" x 7' 6" (3.51m x 2.29m)

BATHROOM
6' 1" x 6' 1" (1.85m x 1.85m)

GARAGE
23' 0" x 8' 6" (7.01m x 2.59m)

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

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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.