



Helping *you* move



65 Roden Grove, Wem, SY4 5HJ

A modern three bedroom semi-detached house with driveway, enclosed garden and countryside views to the rear, situated in a quiet residential location in the popular market town of Wem.

Offers in the Region of
£220,000

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Overview

- Modern Semi-Detached House
- Three Bedrooms
- Quiet Residential Location
- Countryside Views to the rear
- Driveway Parking
- Lounge/Diner
- Well Equipped Kitchen
- Enclosed Rear Garden
- Master Bedroom with Juliet Balcony
- Modern Family Bathroom
- EPC B
- Council Tax Band B



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 modern three bedroom semi-detached house is situated on a quiet cul-de-sac within the popular market town of Wem which has an excellent range of amenities and both primary and secondary schools. Its location offers countryside views to the rear while being within easy reach of the town centre. The accommodation includes a welcoming Entrance Hall with convenient Cloakroom, open plan Lounge/Diner with French doors leading onto the rear garden, modern, well equipped Kitchen, Three Bedrooms including a master bedroom with Juliet balcony overlooking the surrounding fields and a Family Bathroom with modern suite. Externally, a driveway to the side provides off road parking and there is an enclosed rear garden featuring lawned area and paved patio, ideal for outdoor relaxation and entertaining.



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.

MANAGEMENT COMPANY

We are advised that there is a management company and the cost of this is currently £281 per annum. This will be confirmed by the solicitors during Pre-Contract enquiries.

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

AGENTS NOTE

We have been advised that there are restrictive covenants at this property. Please contact Barbers for further information.

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 along Roden Grove, bear right and the property can be found after a short distance on the left hand side.

LOCAL AUTHORITY

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

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

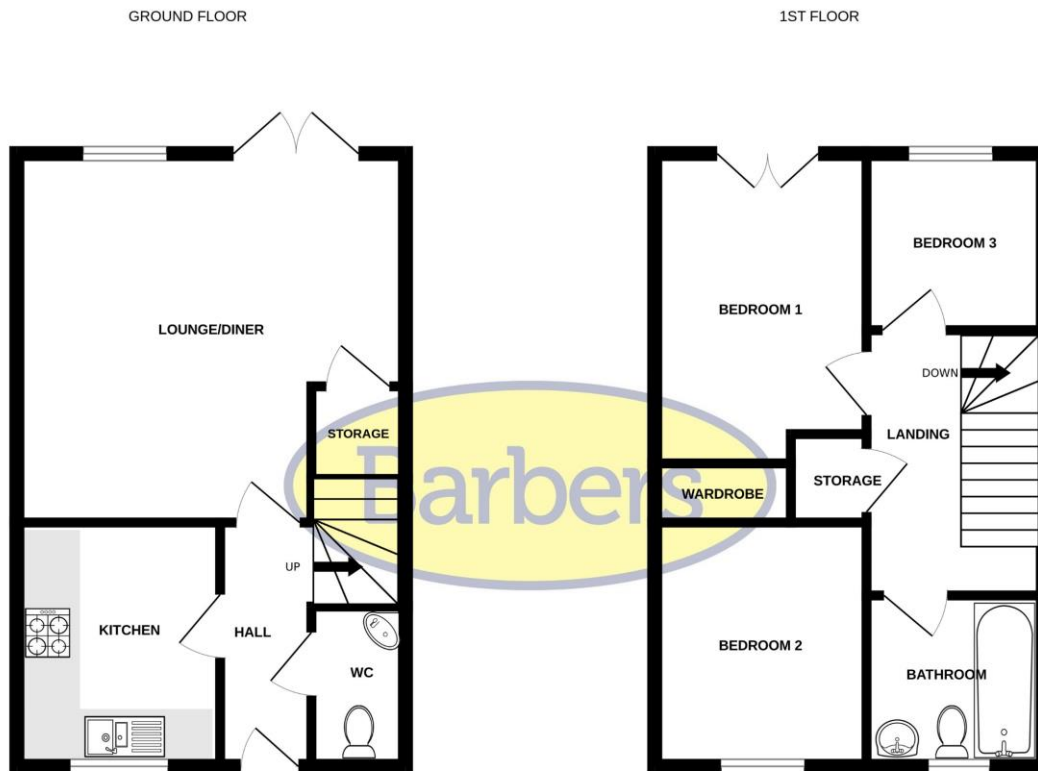
METHOD OF SALE

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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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.
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LOUNGE/DINER
15' 4" x 14' 7" (4.67m x 4.44m) max

KITCHEN
9' 3" x 7' 9" (2.82m x 2.36m)

BEDROOM ONE
12' 3" x 8' 2" (3.73m x 2.49m)

BEDROOM TWO
9' 7" x 8' 8" (2.92m x 2.64m) excluding wardrobe

BEDROOM THREE
6' 8" x 6' 8" (2.03m x 2.03m)

BATHROOM
6' 3" x 6' 1" (1.91m x 1.85m)

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

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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.