

# 42 Roden Grove Tilley Grove Roden Grove Wem SY4 5HJ



**3 Bedroom House**  
**Guide Price £245,000**

## The features

- "TURN KEY READ" HOME
- CONSTRUCTED IN 2021 BY REPUTABLE LOCAL HOUSE BUILDER FLETCHER HOMES
- 6 YEARS NHBC WARRANTY REMAINING
- NEARBY TO AMENITIES, SCHOOLING AND ROAD LINKS
- CUL-DE-SAC LOCATION
- CONTEMPORARY FINISHES THROUGHOUT
- SOLID OAK FLOORING TO THE GROUND FLOOR
- DRIVEWAY PARKING
- SUPERBLY SPACIOUS ENCLOSED REAR GARDEN
- EPC RATING B



**\*\* IDEAL FOR FIRST-TIME BUYERS OR DOWNSIZERS \*\***

Constructed in 2021 by local house builder Fletcher Homes and offering generous proportions with an exacting attention to detail. The interiors have been elevated by the current owners and is ideal for those looking for a –"turn key ready" home.

Occupying a convenient position on the peripherals of Wem yet within easy reach of local amenities, schools and link roads.

The accommodation comprises: Entrance Hallway, Kitchen, Living / Dining Room. Cloakroom, Three Bedrooms and a family Bathroom.

The property has gas central heating, double glazing, shutters throughout, driveway parking for two cars and a generous sized enclosed Rear Garden.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position in a popular enclave of executive homes 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

Laid to solid oak flooring which extends throughout the ground floor.

### KITCHEN

Fitted with a range of matte grey contemporary cabinetry under contrasting work surfaces incorporating a 1.5 stainless steel drainer sink and four-ring burner gas hob. There is a further range of wall mounted unit, integrated fridge freezer and dishwasher along with space for a free standing washing machine.

### LIVING/DINING ROOM

Flooded with light from double doors onto the garden, this wonderfully proportioned room has been individually styled with wall paneling and bespoke media wall cabinetry. Under stairs storage cupboard.

### CLOAKROOM

With low level flush WC and corner wash hand basin.

### FIRST FLOOR LANDING

Giving access to the bedrooms and loft hatch with over stairs storage cupboard.

### BEDROOM ONE

A double bedroom with built in wardrobe and window to the front.

### BEDROOM TWO

Another good sized double bedroom with window to the rear.

### BEDROOM THREE

A single bedroom with window to the rear.

### FAMILY BATHROOM

With contemporary white suite comprising paneled bath with shower head over, low level WC and wash hand basin. Part tiled and heated towel rail.

### OUTSIDE

The generously sized enclosed Rear Garden is mainly laid to lawn with a expanse of decking extending from the property. There is side gated access to the front where the tarmacden driveway provides parking for two vehicles.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries. We understand the property is liable for an annual contribution towards maintenance of communal ground with a service charge of approximately £320.00 per annum.

#### SERVICES

We are advised that mains electric, water and drainage are connected with gas fired central heating.

#### COUNCIL TAX BANDING

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

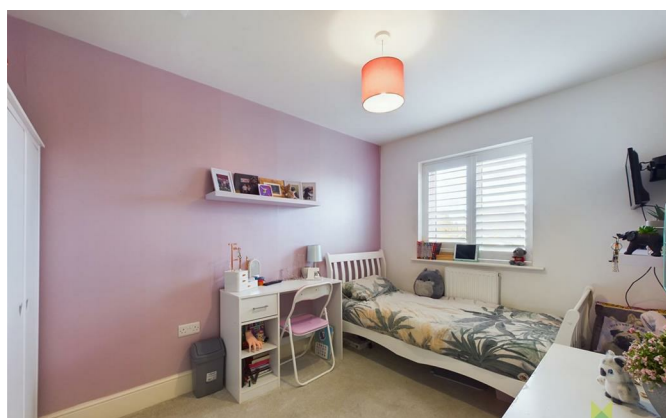
#### NEED TO CONTACT US

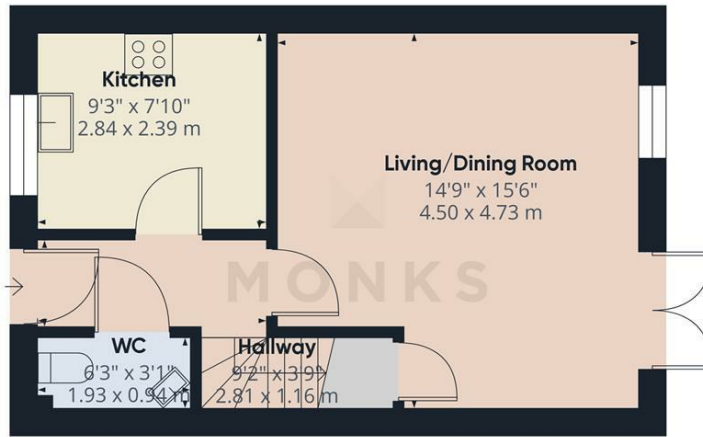
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



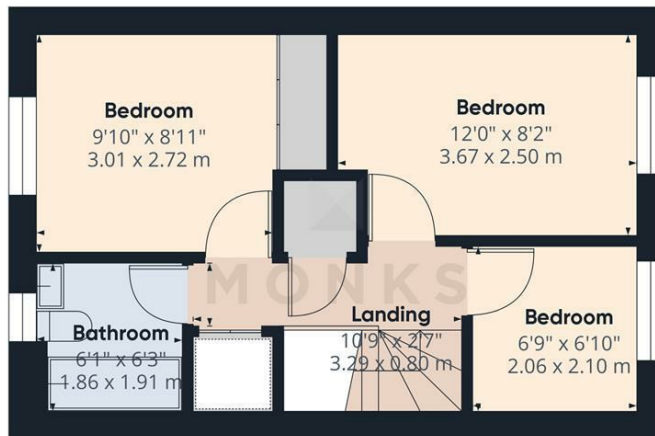
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Floor 0



Floor 1



Approximate total area<sup>®</sup>  
683.51 ft<sup>2</sup>  
63.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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## Get in touch

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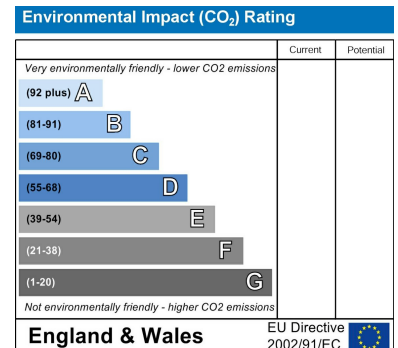
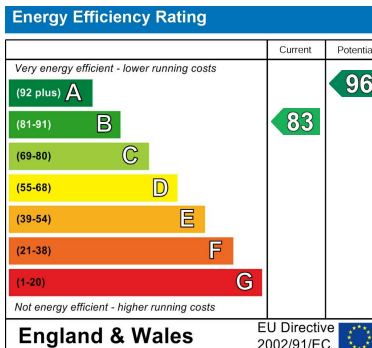
## Wem office

13A High Street, Wem,  
Shropshire, SY4 5AA

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic



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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

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