



# MONKS

## **61 Roden Grove** **Wem Shrewsbury** **SY4 5HJ**

4 bedroom House - Detached property  
Offers in the region of £375,000









**\*\* IDEAL FOR EVERYDAY LIVING AND LARGER SCALE ENTERTAINING \*\***

Constructed in 2020 by reputable local house builder Fletcher Homes and offering generous proportions with an easy flow of rooms to both floors. Suitable for a growing family, those working from home or those who enjoy entertaining.

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

The accommodation comprises: Reception Hall, Living Room, Study/Play Room, Open Plan Kitchen/Dining/Family Room, Utility Room, WC, Principal Bedroom with En-suite Shower Room, Three further excellent sized Bedrooms and a Family Bathroom.

The property has gas central heating, double glazing, parking in front of a detached Garage and a generous sized enclosed Rear Garden overlooking neighbouring farmland.

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#### 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.

#### RECEPTION HALLWAY

Running centrally through the house and off which radiate the reception spaces providing an excellent flow of rooms.

#### LIVING ROOM

A light, generously proportioned room with media wall and window to the front.

#### STUDY

With window to the front, a versatile room ideal for a home office or play room.

#### KITCHEN/DINING ROOM/FAMILY ROOM

At the heart of the home, this wonderful space is ideal for both everyday living and larger scale entertaining with bifold doors onto the garden.

The kitchen is fitted with a comprehensive range of timeless shaker style cabinetry under contrasting worksurfaces and incorporates a 1.5 stainless steel drainer sink along with a range of integrated appliances. These include a fridge/freezer, dishwasher, 5-ring gas hob and double oven. There is a breakfast bar and separate storage cupboard.

The dining area comfortably sits a six-seater table and chairs with a family, sitting area beyond.

#### UTILITY ROOM

Leading off the kitchen and with service door to the side of the house. Worksurfaces incorporating single stainless steel drainer sink and cabinetry under, with space for washer/dryer.

#### CLOAKROOM

With WC and wash hand basin with part complementary tile surrounds.

#### FIRST FLOOR LANDING

With linen closet and hatch access to the loft.

#### PRINCIPAL BEDROOM

A spacious double bedroom with window to the front, double built in wardrobes and dressing area.

#### EN-SUITE SHOWER ROOM

With suite comprising shower cubicle, floating WC and sink set into part complementary tiled surrounds.

#### BEDROOM TWO

Another excellent sized double bedroom with deep storage cupboard and window to the front.

#### BEDROOM THREE

With Juliet balcony overlooking the garden and ample space for a double bed.

#### BEDROOM FOUR

A well-proportioned single room with window to the rear.

#### FAMILY BATHROOM

A luxurious space with contemporary suite comprising large bath with mixer shower over, floating WC and sink set with complementary tiled surrounds.

#### OUTSIDE

Approached over hardstanding driveway with parking for two cars in front a detached single garage high pitch roof and service door with direct access into the garden.

The generous sized enclosed rear garden borders onto open farmland with post and wire fencing to further enjoy the borrowed view. A breakfast terrace extends from the rear of the house. Garden shed.

#### 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 all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - 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](https://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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**Get in touch**

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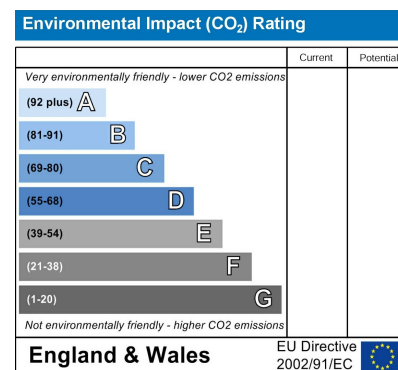
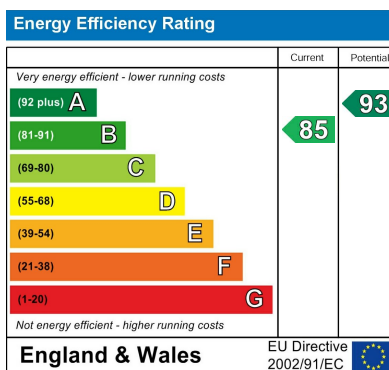
**Wem office**

13A High Street, Wem,  
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**We're available 7 days a week**

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

**Honest, Original, Motivated, Empathetic**



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- 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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