



MONKS

59 Roden Grove **Wem Shrewsbury** **SY4 5HJ**

4 bedroom House - Detached property
Offers in the region of £395,000







**** MUCH IMPROVED FAMILY HOME WITH SUPERB LAYOUT AND CORNER PLOT ****

Constructed in 2020 by reputable local house builder Fletcher Homes and offering spacious accommodation well suited to a growing family or those working from home and occupying a superb end plot within a desirable enclave of homes. Set on the peripherals of Wem overlooking open farmland the house is within easy reach of local amenities, schools and link roads.

The accommodation comprises: Entrance Hallway, 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.

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Wem Shrewsbury
SY4 5HJ





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 HALLWAY

A central and spacious hallway laid to oak flooring which extends throughout the ground floor.

LIVING ROOM

An atmospheric room with striking bespoke cabinetry and media wall with window to the front.

STUDY/PLAY ROOM

With window to the front.

OPEN PLAN KITCHEN/LIVING/FAMILY ROOM

This delightful 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 contemporary 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. Door onto the driveway.

CLOAK ROOM

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

Stairs rise to the central first floor landing with linen closet and hatch access to the loft.

PRINCIPAL BEDROOM

A generously proportioned 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 complementary tiled surrounds.

BEDROOM TWO

A double bedroom with deep storage cupboard and window to the front.

BEDROOM THREE

Another double room with Juliet balcony overlooking the garden.

BEDROOM FOUR

A generous single room with window to the rear.

FAMILY BATHROOM

Fitted with a stylish contemporary suite comprising large bath with mixer shower over, floating WC and sink set with complementary tiled surrounds.

OUTSIDE

Approached over 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 delightful enclosed rear garden with post and wire fencing and backing onto open farmland. A breakfast terrace extends from the rear of the house and raised beds flank an expanse of lawn.

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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We're available 7 days a week

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

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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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