35 Roden Grove
Wem Shrewsbury
SY4 5HJ

MONKS

2 Bedroom House
Offers In The Region Of £200,000

The features

- SPACIOUS 2 BEDROOM DETACHED BUNGALOW
- ENVIABLE HEART OF TOWN LOCATION
- CONSERVATORY, KITCHEN, 2 BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN
- EPC RATING TBC
- SCOPE FOR MODERNISATION
- RECEPTION HALL, LOUNGE/DINING ROOM
- DRIVEWAY WITH PARKING, CARPORT AND GARAGE
- OFFERED FOR SALE WITH NO UPWARD CHAIN.

***** DETACHED 2 BEDROOM BUNGALOW *****

An opportunity to purchase this spacious detached bungalow which offers scope for modernisation and improvement and is offered for sale with no upward chain and is priced for a quick sale.

Occupying an enviable position in the heart of this popular market Town being ideally placed for amenities - a short stroll from supermarket, shops, restaurants/public houses, Town Hall and recreational facilities. For commuters there is the Railway Station which has links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall, good sized Lounge/Dining Room, Conservatory, Kitchen, 2 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking and enclosed garden.

No upward chain.

Property details

LOCATION
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RECEPTION HALL
Covered entrance with door opening to Reception Hall, radiator, storage cupboard.

LOUNGE
A generous sized room with sliding patio doors to Conservatory. Wooden fire surround with electric fire point, radiator.

CONSERVATORY
sealed unit double glazed with doors to garden.

KITCHEN
with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with space for appliances, tiled surrounds and eye level wall units, window overlooking the garden and door to the side.

BEDROOM 1
with window to the front, radiator.

BEDROOM 2
with window to the front, radiator.

BATHROOM
with suite comprising panelled bath, wash hand basin set into tiled wash stand, WC. Vanity storage unit, heated towel rail, window to the side;.

OUTSIDE
The property is approached over driveway with parking to the carport and Garage with twin opening doors, power and lighting and personal door to the garden. The Rear Garden has a paved sun terrace area, lawn and well stocked flower and shrub beds.

GENERAL INFORMATION
TENURE
We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

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 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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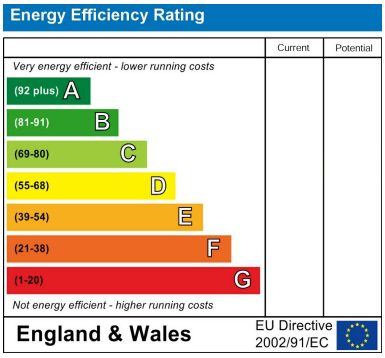

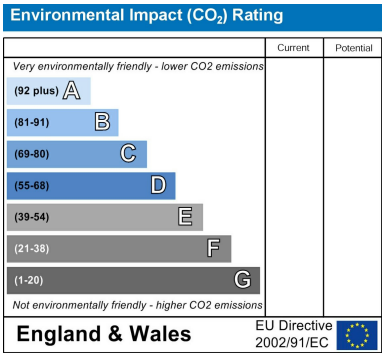

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

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.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.