



Offers in the region of £210,000

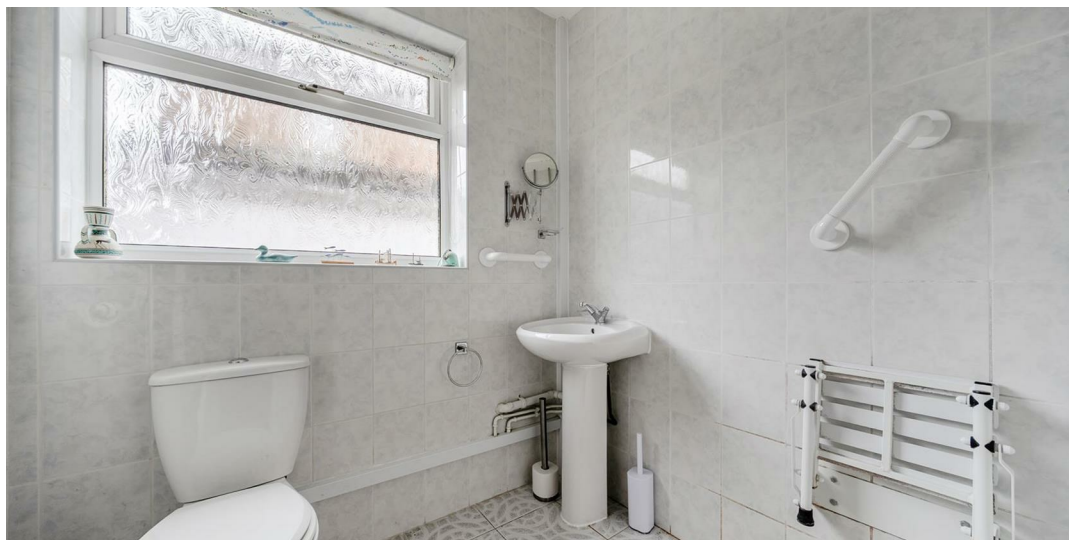
49 Roden Grove, Wem, Shrewsbury, SY4 5HJ

A well proportioned two-bedroom semi-detached bungalow providing thoughtfully arranged living accommodation, attractive and easily maintained gardens, and ample driveway parking leading to a single garage; enviably situated within an established residential location in the popular market town of Wem.



Whitchurch (8 miles), Ellesmere (9 miles), Shrewsbury (11 miles), Telford (23 miles).

(All distances are approximate).



- Bungalow
- Well Proportioned
- Attractive, Easy-Care Gardens
- Driveway and Garage
- Established Residential Location
- No Onward Chain

## DESCRIPTION

Halls are delighted with instructions to offer 49 Roden Grove in Wem for sale by private treaty, with the benefit of no onward chain.

49 Roden Grove is a well-proportioned two-bedroom semi-detached bungalow occupying an established residential position within the popular market town of Wem. The accommodation is entirely arranged over one floor and offers comfortable living space which, whilst perfectly serviceable in its present form, provides scope for a degree of modest modernisation and personalisation.

Externally, the property benefits from driveway parking, a garage and easily managed gardens to both the front and rear. The enclosed rear garden offers a good degree of privacy and is predominantly landscaped for low maintenance, with established planting and seating areas.

## SITUATION

Roden Grove is situated within an established residential area of Wem, conveniently placed for the town's range of everyday amenities. Wem remains a popular North Shropshire market town, offering a variety of independent shops, cafés and public houses together with a supermarket, recreational facilities and an active town hall. The town also has its own railway station on Aston Road, providing useful rail connections for the wider area.

The larger county town of Shrewsbury is readily accessible and provides a more comprehensive range of shopping, leisure and commercial facilities.

## DIRECTIONS

Leave Shrewsbury to the north via the A528, keeping right at the village of Harmer Hill as the road becomes the B5476 and continuing until reaching the town of Wem. At the roundabout, take the first exit to pass under the rail bridge into the town and, shortly after, take a left hand turn onto Roden Grove. Follow Roden Grove for around 0.2 miles and the property will be situated on the left, identified by a Halls for sale board.

## W3W

///breeze.sporting.hothouse

## SCHOOLING

The property is conveniently situated for access to a number of well regarded state and private schools, including St.Peter's C of E Primary, The Thomas Adams School, Woodlands School, Newtown C of E Primary (Outstanding), Clive C of E Primary School, and Ellesmere College.



1 Reception  
Room/s



2 Bedroom/s



1 Bath/Shower  
Room/s



## THE PROPERTY

The accommodation is approached through a central entrance hall which provides access to the principal rooms. The reception room is of particularly good proportions, extending to approximately 16'4" in length, with a broad window allowing plenty of natural light and a feature fireplace forming the focal point of the room.

The kitchen is fitted with a range of timber-fronted units with work surfaces and tiled splashbacks and leads through to a useful conservatory overlooking and providing direct access to the rear garden.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobe storage, together with a shower room. Overall, the accommodation has been maintained but would now benefit from some updating, offering an incoming purchaser the opportunity to improve the property to their own tastes and requirements.

## OUTSIDE

The property is approached over a driveway providing off-road parking and access to the garage (approx. 4.63 x 2.64m). The front garden has been designed with ease of maintenance in mind, principally gravelled with paved detailing and established planted borders.

To the rear is an enclosed and pleasantly private garden, again arranged for relatively straightforward upkeep. Gravelled and paved areas are complemented by a variety of mature shrubs and planting, including an attractive Japanese maple, with space for outdoor seating. The conservatory provides a useful connection between the accommodation and garden.



## TENURE AND POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

## SERVICES

We are advised that the property benefits from mains water, drainage, electric, and gas.

## LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

## COUNCIL TAX

The property is shown as being within council tax band 'B' on the local authority register.

## ANTI-MONEY LAUNDERING

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

## VIEWINGS

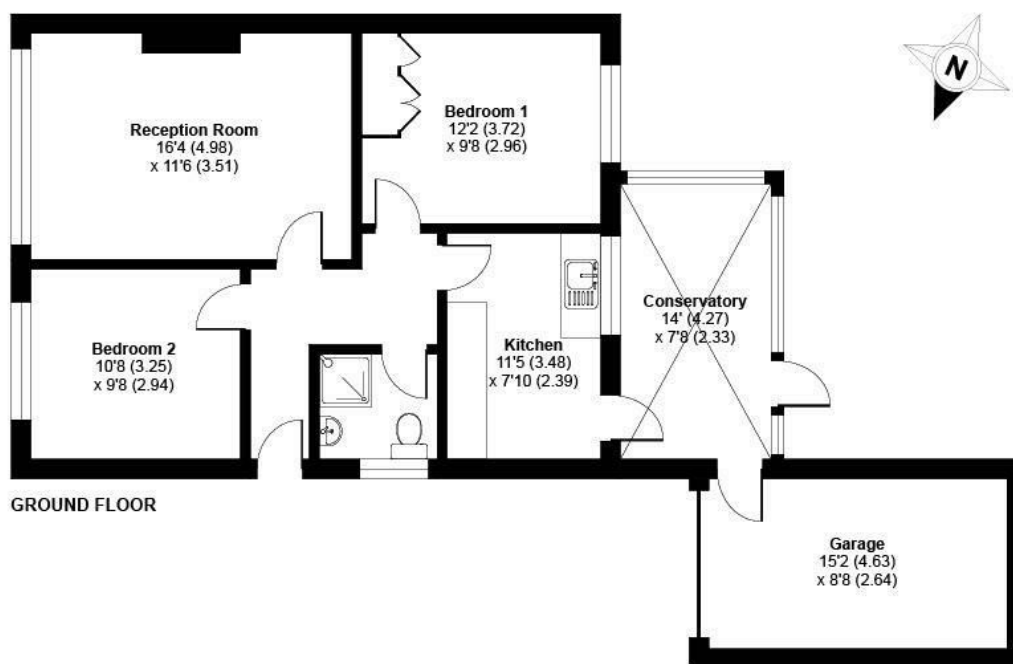
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

# FOR SALE

## 49 Roden Grove, Wem, Shrewsbury, SY4 5HJ

Approximate Area = 749 sq ft / 69.6 sq m  
Garage = 131 sq ft / 12.2 sq m  
Total = 880 sq ft / 81.8 sq m

For identification only - Not to scale

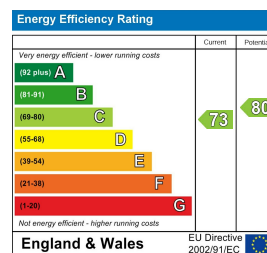


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2020. Produced for Halls. REF: 1515838

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Ratings



## 01691 622602

**Ellesmere Sales**

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

E: [ellesmere@halls.gb.com](mailto:ellesmere@halls.gb.com)



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