



# 23 RODEN GROVE

WEM, SHROPSHIRE | SY4 5HJ

*An Extended and Deceptively Spacious Three-Bedroom Detached Bungalow*

**Offers In The Region Of £290,000**



**WELCH**  
ESTATE AGENTS

## **A Generous Plot in a Popular Development**

Situated within a highly regarded residential development in the popular market town of Wem, this extended and deceptively spacious three-bedroom detached bungalow presents an excellent opportunity to acquire a well-proportioned home occupying one of the larger plots within the development.

Offering versatile single-storey accommodation throughout, the property is ideal for a wide range of purchasers including families, downsizers and those seeking flexible living space with the potential to further personalise and enhance.

The property occupies an attractive position with a generous frontage providing off-road parking for up to three vehicles. A welcoming entrance hall provides access to the principal accommodation, leading through to a spacious living room featuring a gas fire, creating a warm and inviting reception room.





## ACCOMMODATION

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Versatile single-storey accommodation offering excellent flexibility throughout.

### Principal Accommodation

- Entrance Hall
- Spacious Living Room with Gas Fire
- Dining Room with Doors to Rear Garden
- Kitchen with Original Serving Hatch
- Utility/Cloakroom

### Bedrooms & Bathrooms

- Generous Double Bedroom off Main Hallway
- Principal Bedroom with Adjoining Conservatory
- Third Bedroom/Sitting Room
- Modernised Family Bathroom
- Separate Shower Room

## Flexible, Versatile Living

Adjacent to the living room is a generous dining room with double opening doors leading directly onto the rear garden, creating an ideal space for both family living and entertaining. The layout offers excellent scope for buyers wishing to create a contemporary open-plan living arrangement, subject to any necessary consents.

The kitchen retains its original serving hatch and is fitted with a range of matching wall and base units incorporating an integrated gas hob, built-in oven with grill, tiled splashbacks and a front-facing window providing an abundance of natural light.

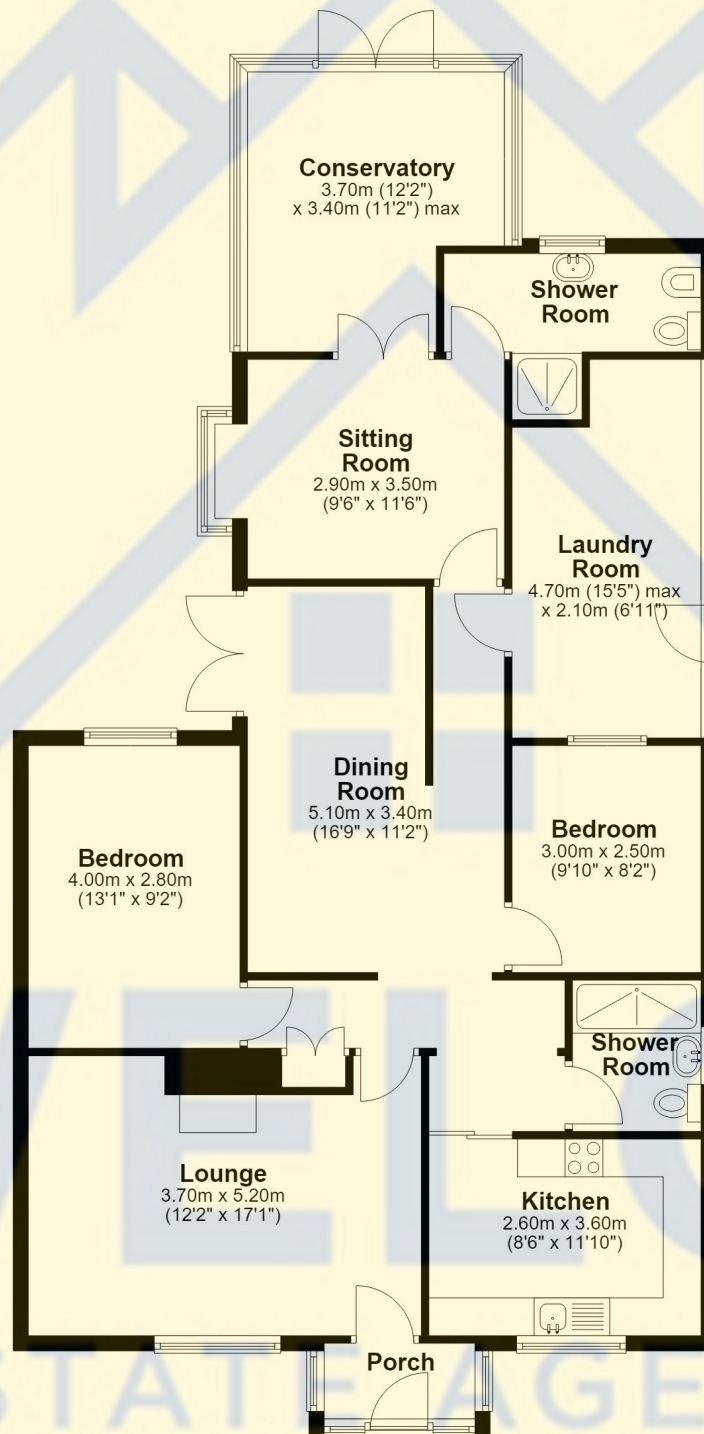
The principal bedroom benefits from an adjoining conservatory overlooking the rear garden, providing a pleasant additional reception space with direct access outside — an ideal spot to relax at any time of year.





## Ground Floor

Approx. 118.7 sq. metres (1277.6 sq. feet)



Total area: approx. 118.7 sq. metres (1277.6 sq. feet)

## Outside

One of the property's most significant selling points is its generous plot. The front and rear gardens are substantially larger than many comparable bungalows within the surrounding development, offering excellent outdoor space, a high degree of privacy and tremendous potential for keen gardeners or families. The rear garden further benefits from a range of useful sheds and workshop buildings, providing excellent storage and practical workspace.

## Location

Roden Grove is a well-established and highly regarded residential cul-de-sac situated within the thriving market town of Wem, approximately 10 miles north of the county town of Shrewsbury. Wem offers an excellent range of everyday amenities together with a railway station providing direct services to Shrewsbury, Crewe and onward national rail connections.

## Tenure & Council Tax

**Tenure:** Freehold

**Council Tax:** Band C

**EPC:** New certificate currently being commissioned

