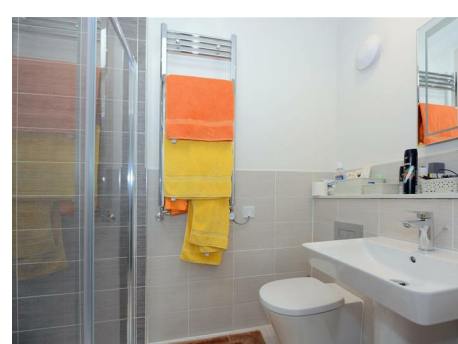




6 Rodington Fields, Rodington, Shrewsbury, Shropshire,
SY4 4FF

www.hbshrop.co.uk



Offers In The Region Of £575,000

Viewing: strictly by appointment
through the agent



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Situated on this select, modern development Holland Broadbridge are pleased to offer For Sale this attractive, deceptively spacious and well proportioned five double bedroom detached family home. The property boasts many pleasing features some of which include: two large reception rooms, impressive family kitchen/breakfast room, two en-suite shower rooms, modern family bathroom, front and rear enclosed gardens, generous driveway and large detached double garage. Rodington is an attractive village location ideally situated for commuting to Shrewsbury and Telford with Junction 7 of the M54 motorway network being short distance away. The village has public house, village hall, church and a vast variety of local walks of which include Haughmond Hill etc. Viewing comes highly recommended by the selling agent.

Accommodation

Reception hallway, cloakroom, two large reception rooms, impressive modern family kitchen/breakfast room, utility room, first floor landing, five double bedrooms, two en-suite shower rooms, family bathroom, front and good size rear enclosed gardens, generous driveway providing off street parking for number of vehicles, large detached double garage., double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

Composite double glazed entrance door gives access to:

Reception hallway

Having radiator, wall mounted alarm control panel, two under-stairs storage cupboards.

From reception hallway door gives access to:

Cloakroom

Having WC with hidden cistern, pedestal wash hand basin with mixer tap over, radiator, half tiled to walls, upvc double glazed window to rear, recessed spotlights to ceiling.

Door from reception hallway gives access to:

Lounge

20'8 x 11'11
Having upvc double glazed French doors giving access to rear gardens, upvc double glazed window to front, radiator, coal effect fire set to marble style hearth with decorative fire surround, coving to ceiling.

Door from reception hallway gives access to:

Dining room

20'8 x 11'10
Having upvc double glazed window with pleasing aspect to front, upvc double glazed window to side, two radiator, coving to ceiling.

Double doors from dining room and reception hallway give access to:

Modern kitchen/breakfast room

14'4 x 13'8
Having a range of modern eye level and base units with built-in cupboards and drawers, integrated AEG oven, four ring AEG gas hob with AEG stainless steel cooker canopy over, integrated AEG microwave, fridge freezer and dishwasher, fitted wooden worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, upvc double glazed window to side, upvc double glazed French doors giving access to rear of property, tiled effect floor covering, radiator, recessed spotlights to ceiling, tiled splash surrounds.

Door from kitchen/breakfast room gives access to:

Utility room

14'5 x 6'4
Having a range of modern fitted units, worktop, stainless steel sink with mixer tap over, tiled splash surrounds, upvc double glazed window to rear, cupboard housing gas fired central heating boiler, radiator, tiled effect vinyl floor covering, composite double glazed door giving access to rear of property.

From reception hallway stairs rise to:

First floor landing

Having upvc double glazed window to rear, loft access, cupboard housing pressurized water system.

Doors from first floor landing then give access to: Five bedroom and family bathroom

Bedroom

16'3 max reducing down to 11'0 x 14'5
Having two upvc double glazed windows, radiator, fitted mirror fronted double wardrobe.

Door to:

En-suite shower room

Having large tiled shower cubicle with wall mounted mixer shower, wall hung wash hand basin with mixer tap over, WC with hidden cistern, part tiled to walls, tiled floor, wall mounted extractor fan, recessed spotlights to ceiling, heated chrome style towel rail.

Bedroom

10'1 x 9'4
Having upvc double glazed window, radiator, built-in mirror fronted double wardrobe.

Door to:

En-suite shower room

Having double width tiled shower cubicle with mixer shower over, wall hung wash basin with mixer tap over, WC with hidden cistern, heated chrome style towel rail, tiled floor, part tiled to walls, recessed spotlights to ceiling, wall mounted extractor fan, glazed roof window.

Bedroom

10'2 x 9'4 excl wardrobe recess
Having upvc double glazed window to front, radiator, fitted mirror fronted wardrobe.

Bedroom

11'6 x 11'5
Having upvc double glazed window to rear, radiator.

Bedroom

15'3 x 8'11

Family bathroom

Having a three piece suite comprising: panelled bath with wall mounted mixer shower over and glazed shower screen to side, wall hung wash hand basin with mixer tap over, WC with hidden cistern, part tiled to walls, tiled floor, upv double glazed window, recessed spotlights to ceiling, wall mounted extractor fan, heated chrome style towel rail.

Outside

To the front of the property there is a lawned garden with contemporary railings, paved pathway gives access to front door and to either side of the property. The property' s brick paved driveway providing ample off street parking for a number of vehicle and gives access to a:

Detached brick built double garage

20'5 x 18'8 (approximate measurments)
Having two electrically operated up and over doors, fitted power and light, upvc double glazed window and pedestrian service door to side.

In between the house and garage gated pedestrian access then leads to the property's good size :

Rear gardens

Having an extensive brick paved sun terrace, stoned sections, lawned garden and outside lighting points. The rear gardens are enclosed by fencing, hedging and brick walling.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND G

Tenure

We are advised that the property is FREEHOLD but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

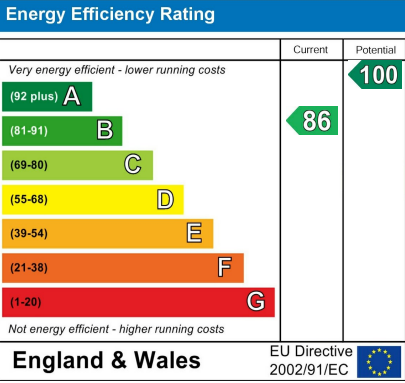
The vendor/s have informed us these details/charges are applicable: Maintenance charge for the up keep of the development £91.84 per 6 months

Mortgage Services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer

Any areas / measurements are approximate only and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

