

FOR SALE

Baileys Cottage 3 Roden, Telford, TF6 6BJ



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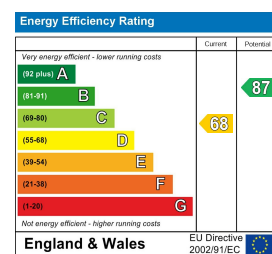
Offers In The Region Of £235,000

Baileys Cottage 3 Roden, Telford, TF6 6BJ

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 Rating



A most appealing terraced cottage offering well proportioned accommodation, set with parking and gardens in this popular rural village.



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
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MILEAGES: Shrewsbury 6.6 miles and Telford 17.3 miles. All mileages are approximate.



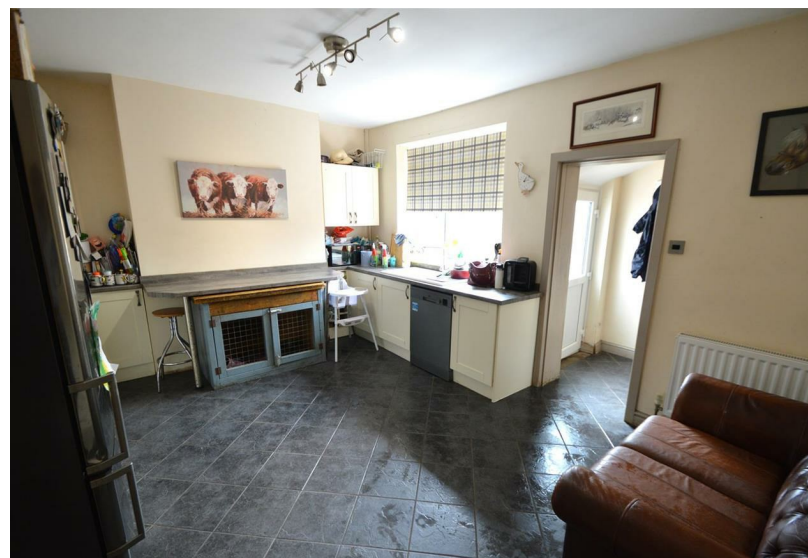
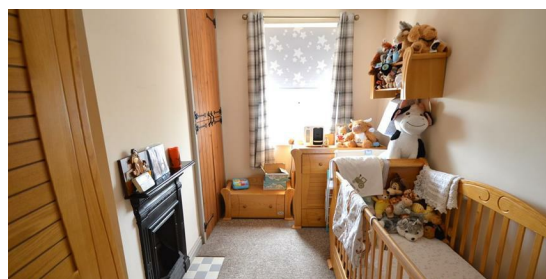
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Mature terraced cottage
- Spacious kitchen / diner
- Living room with log burner
- Low maintenance gardens
- Parking to the rear
- Popular village location

DESCRIPTION

3 Roden is a most desirable mature terraced cottage providing rooms of pleasant dimensions. The ground floor boasts a living room with log burning stove, generously proportioned kitchen diner with utility area and guest WC off. To the first floor, there are two bedrooms and the bathroom which also provides a shower cubicle. Outside, there is parking provided to the rear, together with gardens comprising a courtyard area with separate lawned section offering excellent potential for all garden enthusiasts to introduce their own ideas.

ACCOMMODATION

STORM PORCH

With panelled part glazed entrance door.

ENTRANCE HALL

With staircase to first floor. Door to:

LIVING ROOM

With fireplace providing slate hearth, oak mantel, log burning stove.

KITCHEN DINER

With tiled floor. Providing a range of eye and base level units comprising cupboards and drawers with generous work surface area over. Ceramic Belfast sink unit and drainer. Space and plumbing for dishwasher. Integral HOTPOINT electric oven and grill with 4 ring gas hob unit and filter hood. Space for fridge freezer. Large built in under stair storage cupboard.

REAR HALL

With tiled floor. UPVC access door to rear.

UTILITY

With space and plumbing for washing machine. Space for freezer. Eye level storage cupboard. Door to:

GUEST WC

Tiled floor. White suite comprising low level WC, pedestal wash hand basin with tiled splash.

FIRST FLOOR LANDING

With access to loft space. Doors off and to:

BEDROOM 1

With ornamental fireplace. Built in double wardrobe.

BEDROOM 2

With ornamental fireplace. Tiled hearth.

BATHROOM

With tile effect flooring and providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath. Generous shower cubicle with mains fed shower, inset tiling and sliding splash screen. Part tiled walls and tiled splash.

OUTSIDE

The property is approached off street to the front over a gravelled pathway. Vehicular access is provided to the rear, where space for two vehicles can be found.

THE GARDENS

To the front the gardens are low maintenance with gravel borders and room for potted plants. Immediately adjacent to the rear of the property is a concrete yard with external cold water tap, useful adjoining garden store. A timber gate then leads to the two allocated parking spaces. Positioned beyond is an area laid to lawn with decked sun terrace seating area.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains sewage, private water sewage, electricity, gas and drainage are understood to be connected. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band x. Please confirm the council tax details via Telford and Wrekin council.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com