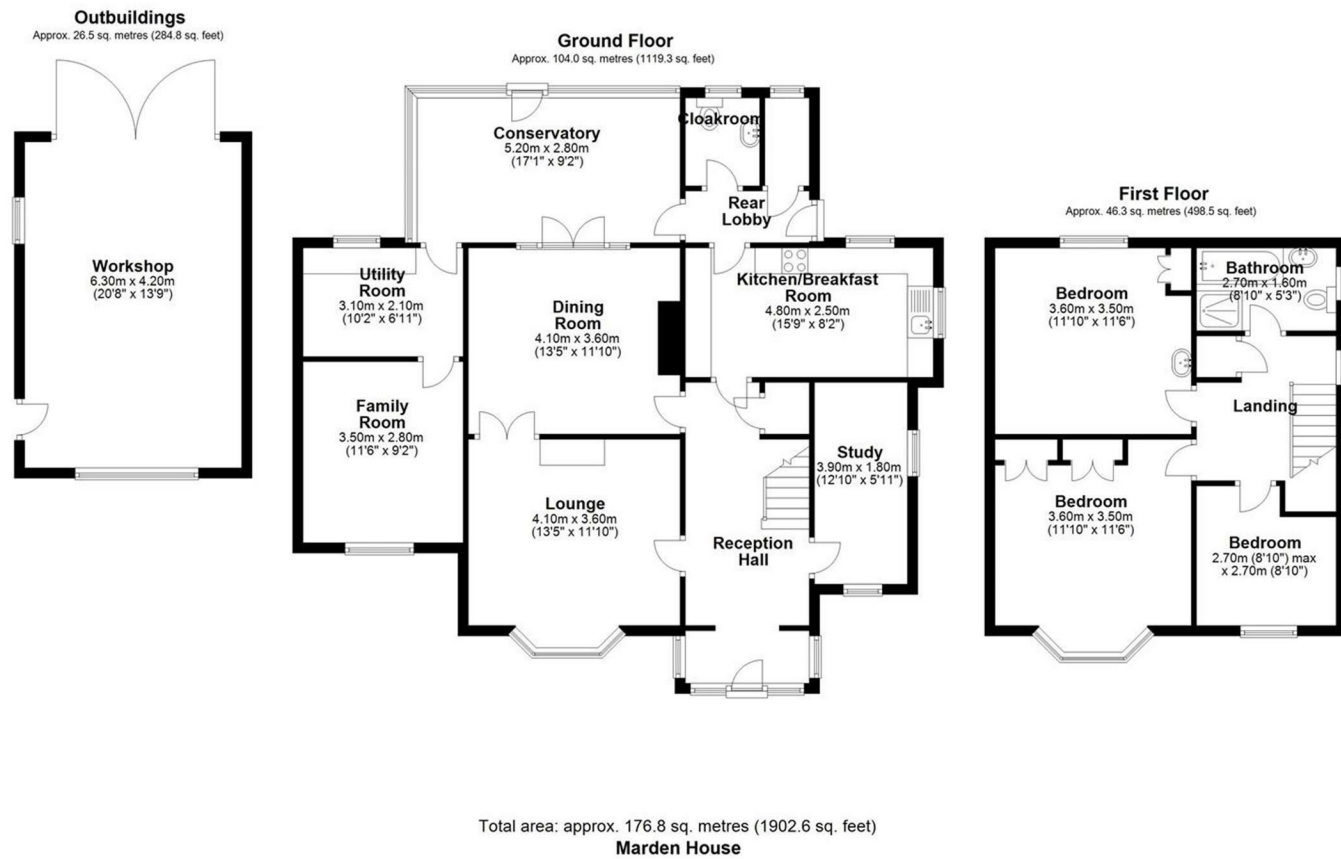


FOR SALE



Marden House, Rodington, Shrewsbury, SY4 4RF



FOR SALE

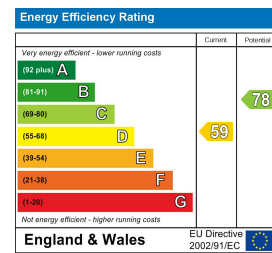
Offers in the region of £460,000

Marden House, Rodington, Shrewsbury, SY4 4RF

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 lovely family home, with scope to modernise and extend (s.t.p.p.), set in a beautiful plot, with wonderful countryside views.



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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MILEAGES: Shrewsbury 8 miles and Telford 12 miles. All distances are approximate.



3 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Lovely rural location
- In need of updating
- Potential for extension and remodelling (subject to planning)
- Beautiful views
- Large gardens
- Detached garage

DIRECTIONS

From Shrewsbury take the B5062 Newport road from Sundorne. Travel to Haughmond Hill and past the right turning. Follow the road to the next cross roads and turn right sign posted 'Upton Magna'. Follow this road and take the first turning left, signed Somerwood/Rodington. On entering Somerwood and Rodington Heath the property can be found a short distance on the left hand side.

SITUATION

The property is positioned in a most attractive rural locality within access to local schools, surrounded by open farmland with lovely views. Views extend towards the village and the Wrekin can be seen in the distance. The property is also well positioned for access to Shrewsbury, in particular the retail and commercial parks on the north side of the town, whilst access to the town centre is readily accessible. The immediate surrounding area provides some most appealing riding out opportunities along its country lanes. Commuters will find that the property is well placed for access to the A49 through to the A5 and M54 motorway and thereon to Telford and Wolverhampton.

DESCRIPTION

A lovely family home that has huge potential for general modernisation / improvement, this is a particularly spacious and well proportioned, three bedroom detached property which boasts gardens to front and extensive gardens to the rear along with a beautiful rural aspect. On the ground floor there is a sitting room and study to the front of the property, with the kitchen/breakfast room centrally positioned. The dining room leads through to the rear garden room/conservatory. On the first floor there are three bedrooms and a family bathroom.

ACCOMMODATION

Part glazed entrance door leads into:

ENTRANCE PORCH

With tiled floor and part glazed door into:

ENTRANCE HALL

With staircase to first floor. Solid wood block flooring. Under stair storage cupboard.

LIVING ROOM

With tiled fireplace and open grate. Bay window with window seat and attractive outlook.

STUDY

DINING ROOM

With coved ceiling and twin glazed French doors to:

CONSERVATORY

With wraparound UPVC double glazed windows and polycarbonate roof. Glazed access door allowing access and views out to the delightful rear gardens.

BREAKFAST KITCHEN

Providing a range of eye and base level storage cupboards and drawers with tiled work surface area over and twin bowl stainless steel sink unit. Integral electric oven and grill. Part glazed door to:

REAR LOBBY

With tiled floor. Part glazed access door to outside. Door off and to:

GUEST WC

With wash hand basin with tiled splash and low level WC.

UTILITY

With fitted worktop. Space and plumbing for washing machine.

SITTING ROOM

With attractive aspect towards the Wrekin.

FIRST FLOOR LANDING

With dado rail and access to loft space. Built in airing cupboard housing insulated hot water cylinder. Doors off and to:

BEDROOM 1

With a range of fitted wardrobes, bay window with window seat and providing a stunning outlook over farmland to front and the Wrekin in the distance.

BEDROOM 2

With vanity unit with wash hand basin and storage cupboards under. Tiled splash. Built in double wardrobe. Lovely views over rear gardens and fields beyond.

BEDROOM 3

With delightful aspect towards the Wrekin.

BATHROOM

Providing a suite comprising WC, pedestal wash hand basin and panelled bath. Shower cubicle with wall mounted electric shower. Inset tiling and splash screen. Part tiled walls and tiled splash.

OUTSIDE

The property is approached over a tarmac driveway which provides parking for numerous vehicles, whilst offering pedestrian access to the front and side of the property. There is a DETACHED GARAGE which is positioned at the bottom of the garden and accessed off a rear lane. External cold water tap.

THE GARDENS

To the front the gardens offer immaculately maintained lawns with established hedgerow and floral borders. Pathways give access down either side of the property to the rear where the majority of the gardens can be found. Immediately adjacent to the lobby is a useful covered seating area. The majority of the gardens are then laid to stunning flowing lawns flanked by established and abundantly stocked shrubbery beds and borders containing a number of different specimen plants. A concrete pathway leads to two greenhouses and a timber store. A variety of fruit trees including pear, apple and plum. The lawns then extend to the bottom where a former vegetable growing area can be found. Twin timber entrance gates lead to a concrete parking area positioned in front of the detached garage.

GARAGE

Twin timber entrance doors. Power and light points. Timber pedestrian door to garden and part boarded loft storage area.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

COUNCIL TAX

The property is currently showing as Council Tax Band x. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

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