

FOR SALE

Glendalough, Rodington Heath, Rodington, Shrewsbury, SY4 4RE



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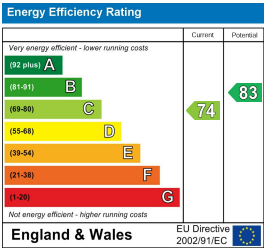
Offers In Excess Of £375,000

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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 spacious detached single storey property with scope for updating, set with lovely gardens and offering wonderful countryside views



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Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
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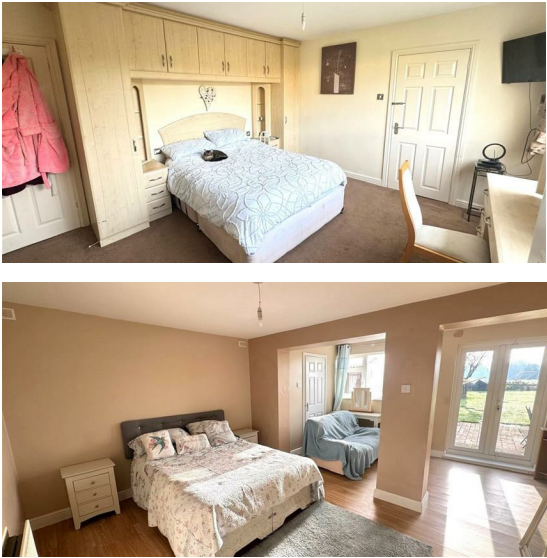
2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Large kitchen/ding/family room – the hub of the house
- Sitting room
- 4 bedrooms
- In/Out driveway
- Large rear gardens
- Countryside views

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 right hand side, just after the bend.

SITUATION
The property is positioned in a most attractive rural locality, within access to local schools and 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 single storey family home that has huge potential for general modernisation/improvement, this is a particularly spacious and well proportioned four bedroom detached property, which boasts gardens to the front and extensive gardens to the rear along with a beautiful rural aspect. The accommodation briefly comprises a reception hallway, lounge, modern kitchen/diner/family room, boiler room, extended master bedroom with en-suite shower room, guest bedroom with proposed en-suite shower room (this will not be fitted by the existing vendor and could make an ideal dressing room if en-suite was not required), two further bedrooms, family bathroom, in and out driveway, garage, UPVC double glazing, gas fired central heating.

ACCOMMODATION
UPVC double glazed entrance door gives access to:-

RECEPTION HALLWAY
Having wood effect flooring, two radiators, recessed spotlights to ceiling, two fitted store cupboards.

Wooden panelled door from reception hallway gives access to:-

OPEN PLAN KITCHEN/DINING/FAMILY ROOM
The kitchen/diner comprises: replaced eye level and base units with built-in cupboards and drawers, integrated microwave, space for range style cooker, space for American style fridge freezer and washing machine, fitted worktops with inset sink with mixer tap over, tiled splash surrounds, wood effect flooring, integrated wine cooler, LED spotlights to ceiling, UPVC double glazed window to side, UPVC double glazed door giving access to rear gardens.

The dining family area comprises: wood effect flooring, UPVC double glazed window, recessed spotlights to ceiling.

Wooden framed doors then give access to:-

SITTING ROOM
Having coal effect electric fire set to impressive fireplace, UPVC double glazed window to side, UPVC double glazed French doors giving access to rear gardens which border local farmland, coving to ceiling.

Door from kitchen/diner/family room gives access to:-

BOILER ROOM
Having wall mounted gas fired central heating boiler, floor mounted pressurised water system, eye level store cupboard.

From hallway access is then given to: Four bedrooms and re-fitted bathroom.

BEDROOM ONE
Having UPVC double glazing, UPVC double glazed French doors giving access to rear, wood effect laminate flooring, fitted wardrobe.

Door to:-

EN-SUITE SHOWER ROOM
Having tiled shower cubicle, wash hand basin, low flush WC, radiator, UPVC double glazed window.

BEDROOM TWO
Having a range of fitted bedroom furniture, UPVC double glazed window to front.

Door to:-

PROPOSED EN-SUITE
Which has not been fitted but could create a lovely en-suite or walk-in dressing room.

BEDROOM THREE
Having UPVC double glazed window to front, radiator.

BEDROOM FOUR
Having two UPVC double glazed windows to front, radiator, wood effect flooring, fitted double wardrobe.

RE-FITTED BATHROOM
Having a large spa bath with mixer tap over, tiled shower cubicle, low flush WC, pedestal wash hand basin, UPVC double glazed window to rear, radiator, tiled floor, recessed spotlights to ceiling

OUTSIDE
To the front of the property, there is a generous in and out driveway with lawned garden, inset shrubs and low rise brick walling.

Access to the side of the property leads to:-

GARAGE
REAR GARDENS
The rear gardens are a generous size and border local farmland and comprise: brick and paved patio areas, decked area, lawned garden, mature shrubs and bushes and timber garden shed.

GENERAL REMARKS
ANTI-MONEY LAUNDERING (AML) CHECKS
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 £30 (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.

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

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.

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

COUNCIL TAX
The property is in Council Tax band 'E' on the Telford and Wrekin Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.