



Arvia, Drury Lane, Rodington, Shrewsbury, SY4 4RG

4 bedroom detached house—£575,000 Freehold

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£575,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

Coopergreenpooks.co.uk

This individual and much-cherished detached family home is located in a lovely setting mid-way between Shrewsbury and Telford, with rural views and about 1.5 acres of adjoining land, including beautiful gardens, orchard and paddocks with stable and yard.

KEY FEATURES

- Entrance vestibule with glazed double doors opening to hall.
- Living room with original 1950s open fireplace, boarded flooring and bay window to front.
- Family room with feature fireplace, woodblock flooring and glazed sliding patio doors to rear garden.
- Kitchen dining room with tiled flooring, fitted units and walk in pantry. There is also a door connecting to a large separate utility room that additionally provides access to the entrance vestibule.
- Rear hall with door to garden and a walk-in store which has plumbing for WC.
- Staircase from hall to spacious landing, where there are 4 double bedrooms, a family bathroom and separate shower room. There is also access to a very large boarded out loft space.
- Double glazed windows and gas fired central heating.
- Driveway providing parking for up to 5 cars and access to the rear of the property.
- Very attractively landscaped garden which has a paved sun terrace and established beds and trees. There is also a productive vegetable/soft fruit garden as well as a sizable orchard with various fruit trees.
- 2 paddocks extending to over an acre, along with a hard standing area and stable with separate store. The land would be ideal for one or two ponies.
- There are also several useful custom-made stores included in the sale with the larger workshop having electricity.
- Fantastic semi-rural location yet just a 20-minute drive from Shrewsbury, with open views across arable fields and woodland and just a few minutes' drive from the forestry trails of Haughmond Hill.

Cooper Green Pooks

3 Barker Street

Shrewsbury

SY1 1QF

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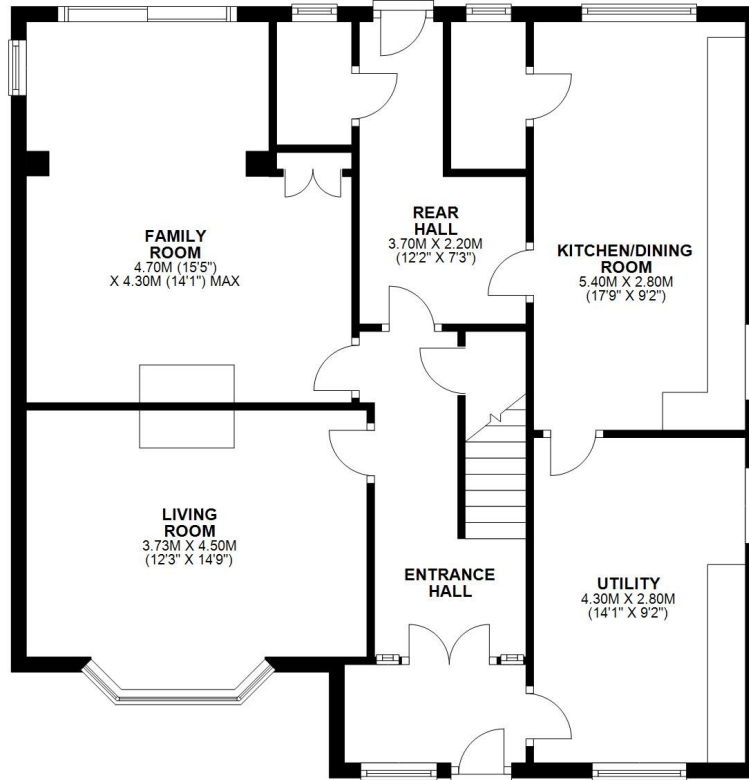
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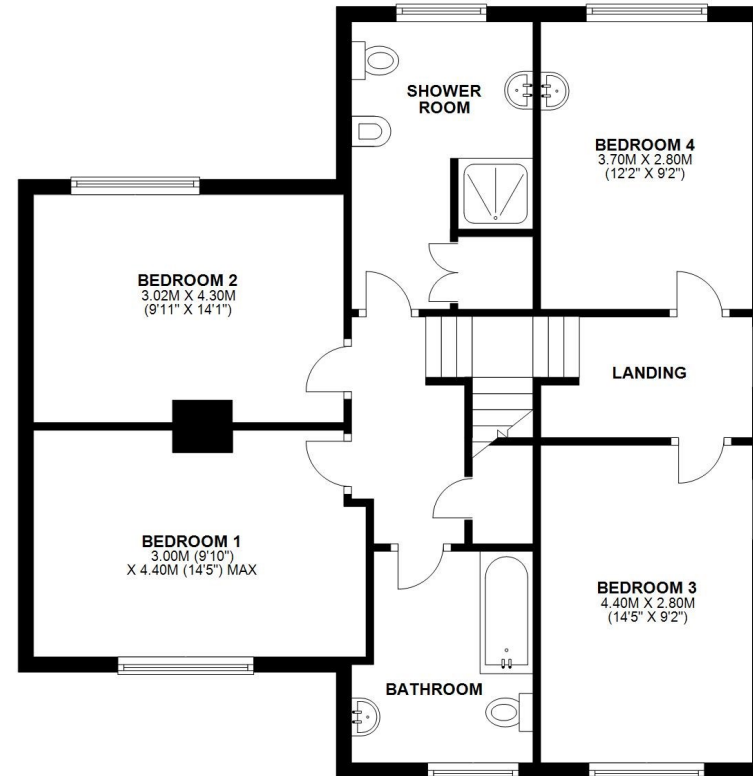
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GROUND FLOOR
APPROX. 87.6 SQ. METRES (942.4 SQ. FEET)



FIRST FLOOR
APPROX. 77.6 SQ. METRES (835.5 SQ. FEET)



TOTAL AREA: APPROX. 165.2 SQ. METRES (1777.9 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.





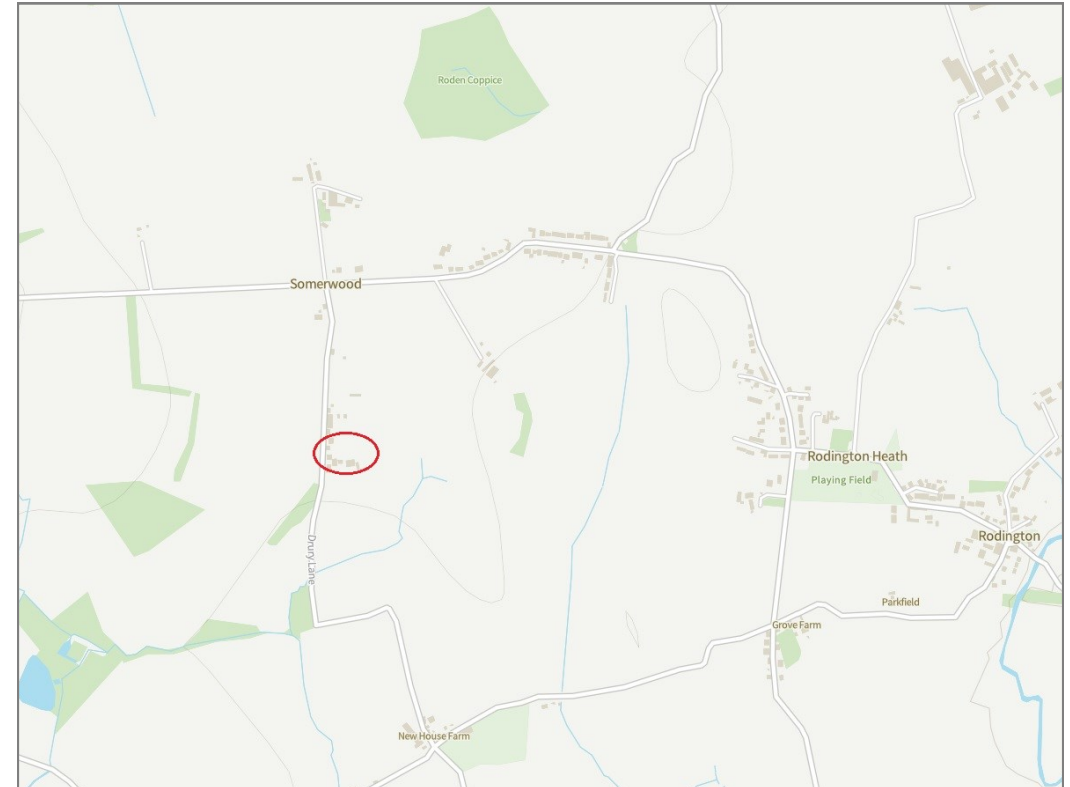
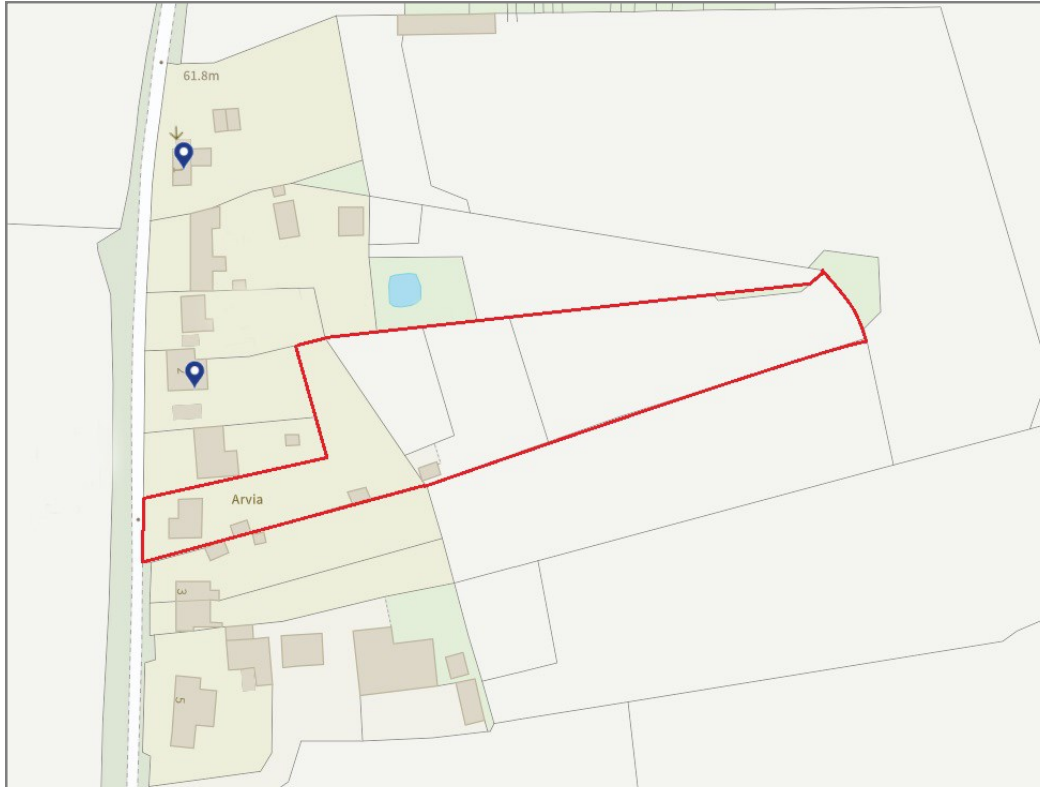




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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Telford and Wrekin Council
Council Tax	Band F
EPC Band	TBC
Services	All mains services are connected

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



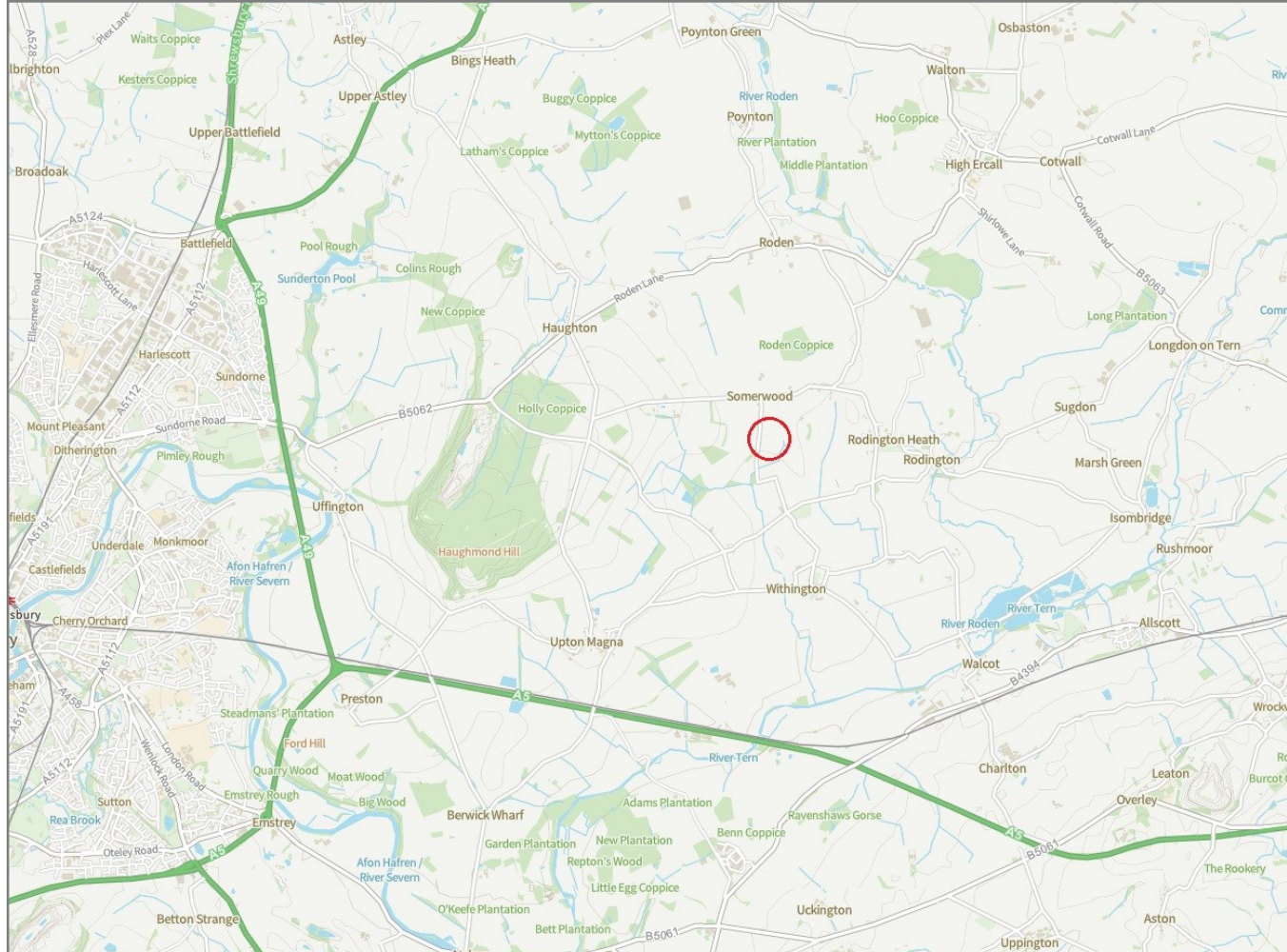
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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