



**The Estates Office, Roden Lane, Roden, TF6 6BJ**

2 bedroom bungalow—£275,000 Freehold

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Coopergreenpooks.co.uk

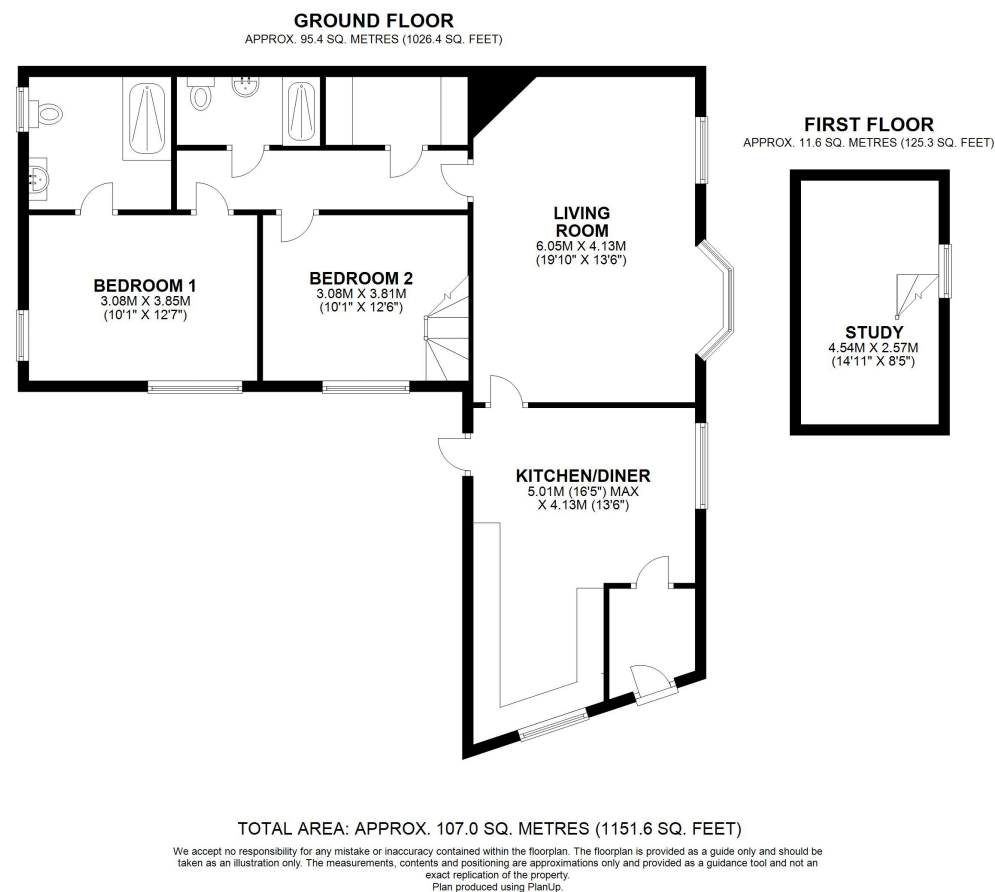
£275,000 Freehold—2 bedroom bungalow

sales@cgpooks.co.uk

Located in a quiet village setting, mid-way between Telford and Shrewsbury, this highly individual property has been newly converted to provide fantastic single storey accommodation with impressive timber framed vaulted ceilings to living areas, as well as a private south facing courtyard garden.

## KEY FEATURES

- Superb living room with original cast iron fireplace, timber framed vaulted ceiling and 2 windows to front, one of which is a bay with fitted seat and storage under.
- Entrance hall to open plan kitchen/dining room which also has original timber framed vaulted ceiling, windows to 2 elevations and part glazed door to rear courtyard garden.
- Newly fitted range of units to kitchen area with integrated appliances.
- Inner hall providing access to 2 double bedrooms as well as a utility room and shower room. The main bedroom also has an additional large en-suite shower room.
- Staircase from the second bedroom leads to a useful first floor home office/study with window providing natural light and access to eves storage.
- The property has been completely renovated throughout, with new carpets, wood effect flooring, newly installed modern electric heating and replacement double glazed windows.
- Lawned garden to front, along with an adjoining gravelled parking area.
- Private south facing courtyard garden to the rear of the property with small area of lawn.
- Adjoining the property there are 2 garages which could be bought by separate negotiation. They are currently in the process of gaining planning permission to be converted into a separate, single storey 1 bedroom dwelling. ref: TWC/2023/0755
- Nice setting within the village, which is well placed for easy access to Shrewsbury, which is just 10 minutes by car. The property is also only a 15-minute drive from Telford.
- Vacant with no onward chain.













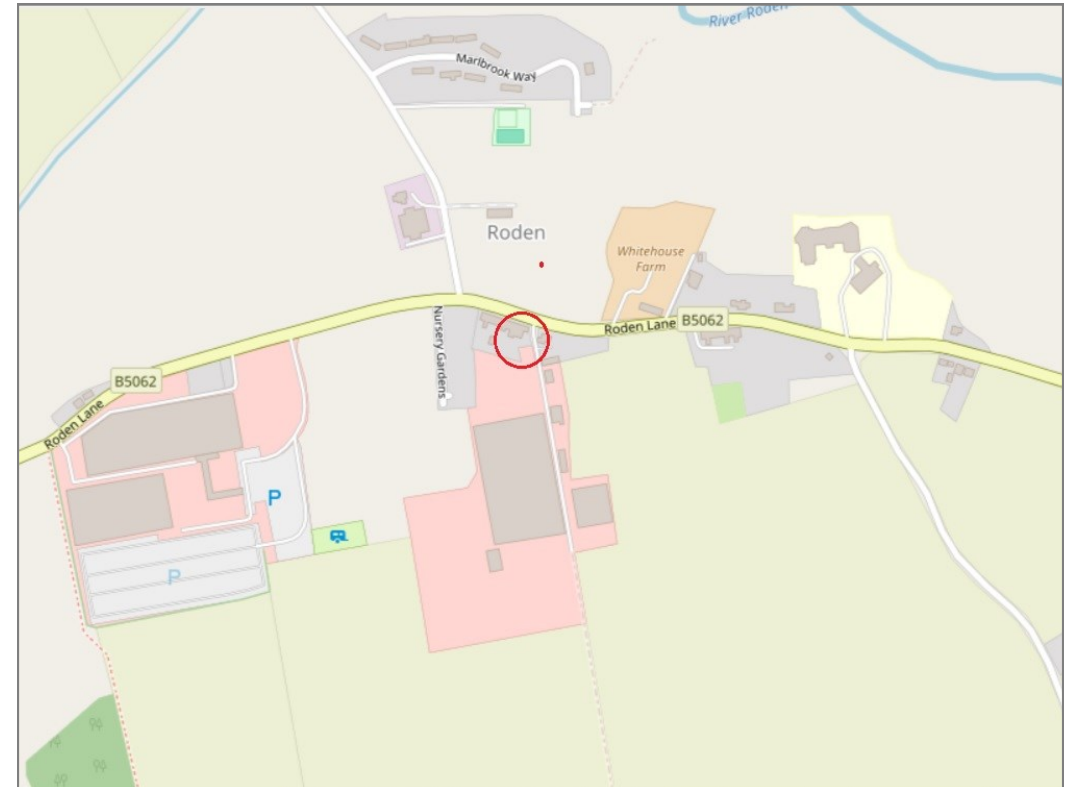
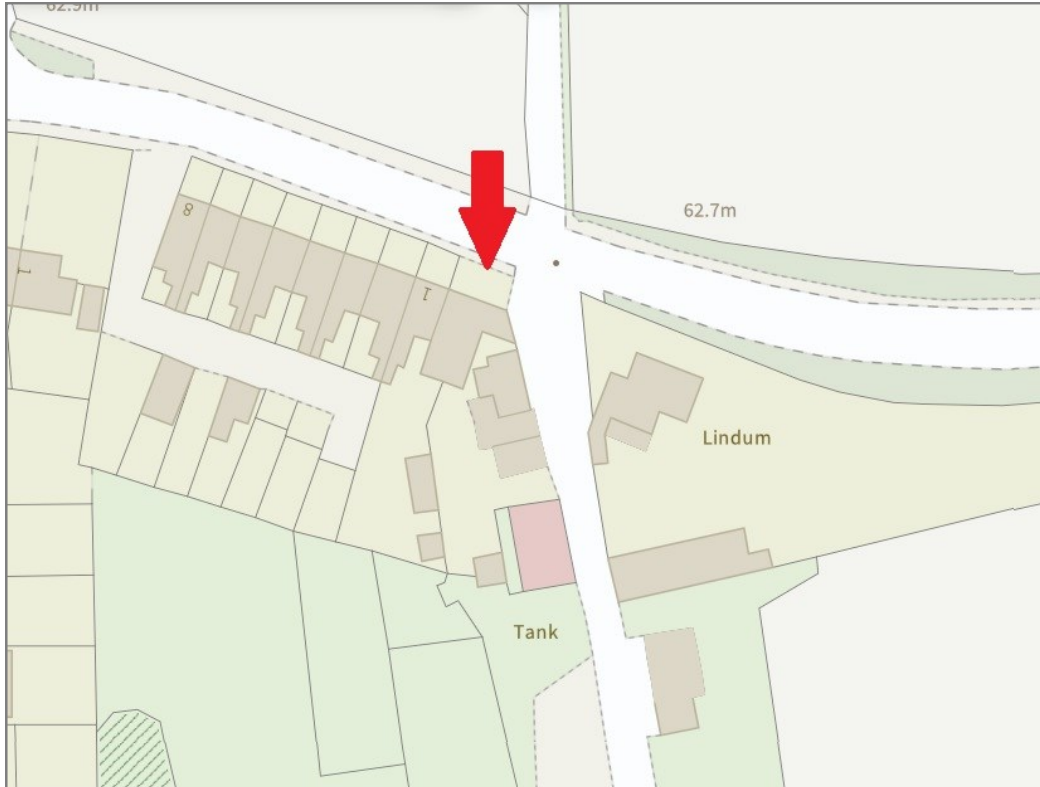




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**BOUNDARIES NOT CONFIRMED**

|                 |   |
|-----------------|---|
| Tenure          | <b>Freehold</b>                                     |
| Local Authority | <b>Shropshire Council</b>                           |
| Council Tax     | <b>TBC</b>  |
| EPC Band        | <b>TBC</b>  |
| Services        | <b>Mains electricity and drainage are connected</b> |

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



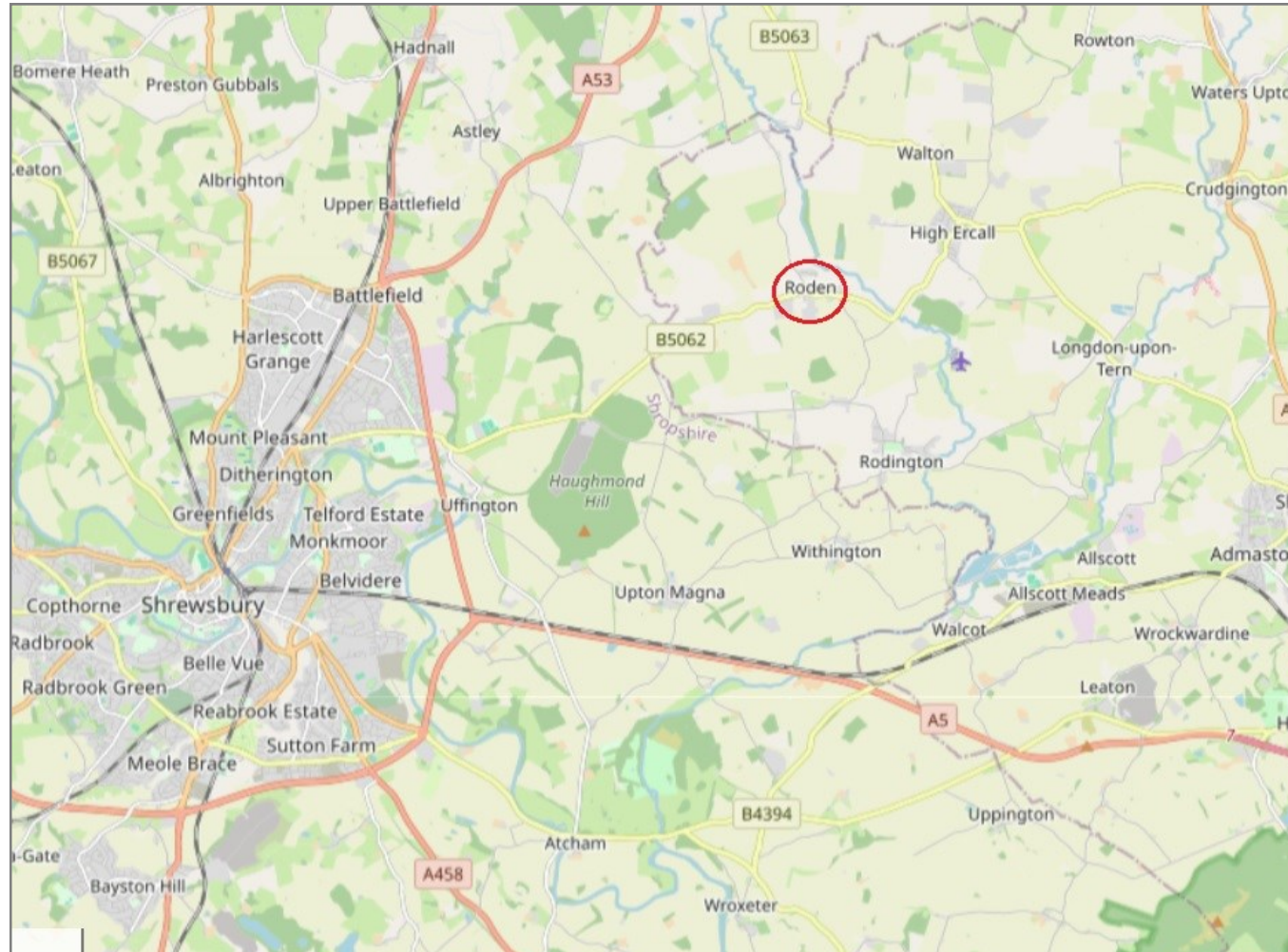
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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