



Lyndale, Rodington Heath, Shrewsbury SY4 4RE

4 bedroom detached house — £595,000 Freehold

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Coopergreenpooks.co.uk

£595,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

This individually designed family home offers spacious and immaculately presented accommodation, whilst adjoining open countryside with a beautiful south facing rear garden. The property is located within a quiet and private setting in the popular hamlet of Rodington Heath, which is close to Haughmond Hill and well placed for both Telford and Shrewsbury.

KEY FEATURES

- Entrance vestibule with walk in store to a spacious hall, which has a feature staircase to landing and also an adjoining shower room and cloakroom.
- Excellent living space consisting of a living room with stone open fire surround, window to side and double glazed doors to rear sun terrace. There is also a separate family room/home office and a dining room which has a door to kitchen whilst also being semi open plan to the living room. All of the reception areas and hall have the benefit of the same wood effect flooring throughout.
- Fitted kitchen/breakfast room with an electric hob, double oven and tiled flooring which runs through to the good-sized utility room. Off the utility there is a side entrance lobby which provides access to both the front and rear, as well as garage and workshop.
- 4 double bedrooms with built in wardrobes and a family bathroom. The large main bedroom also has an en suite bathroom.
- Double glazed windows and gas fired central heating.
- Double gated access to an extensive driveway which provides parking for several cars and access to the integral garage.
- Magnificent south facing rear garden which has been landscaped to lawn with established beds, hedging and specimen fruit trees. There is also a fabulous paved sun terrace with ornamental pond, barbecue area and pergola.
- Benefitting from 1/4 of an acre of peaceful settings, close to stunning woodland walks at Haughmond Hill, whilst also being just a short drive from a good local primary school and some great pubs/restaurant, such as the Haughmond at Upton Magna or Corbet Arms at Uffington.
- The property is also conveniently placed midway between both Shrewsbury (4 miles) and Telford (7 miles).

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

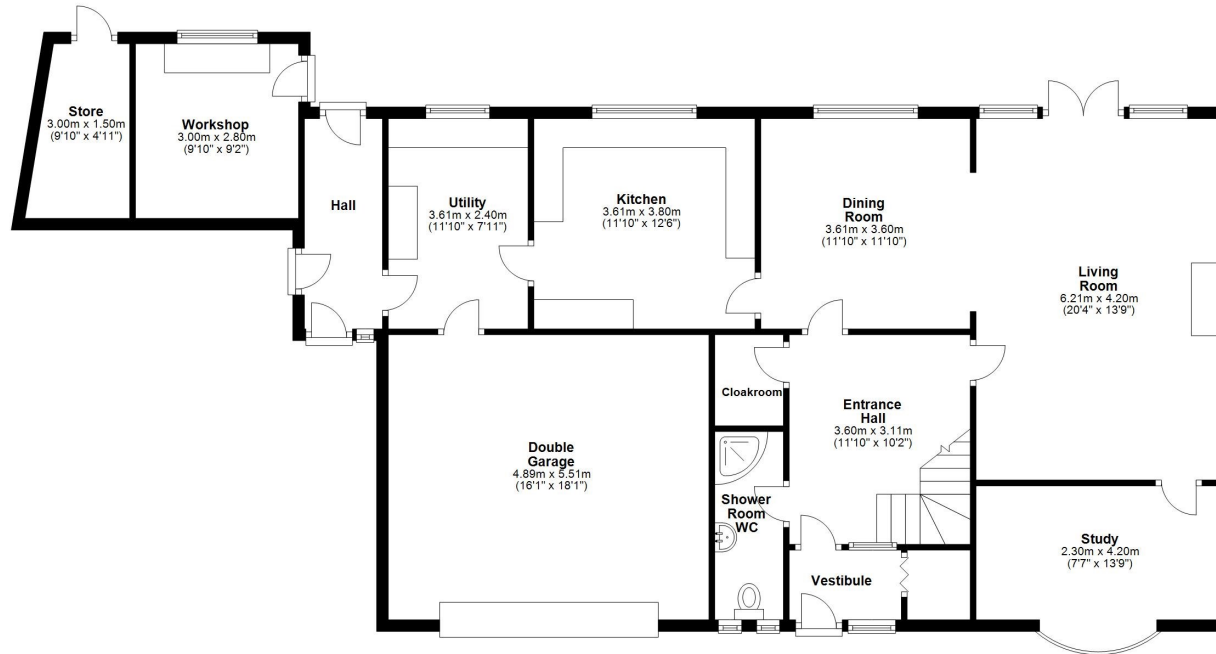
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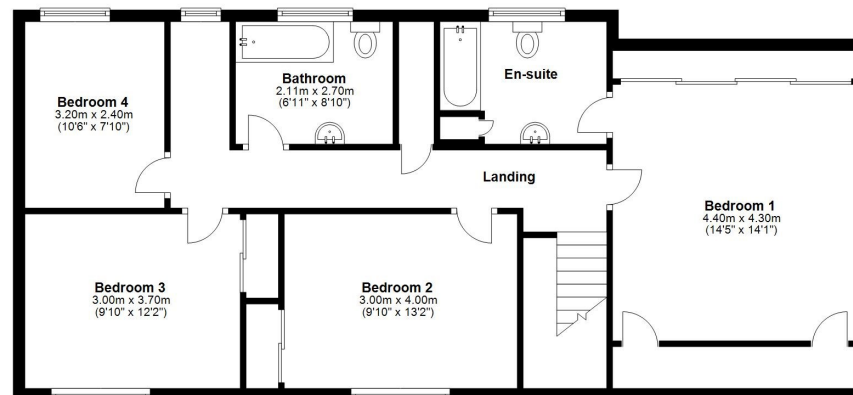
Ground Floor

Approx. 142.0 sq. metres (1529.0 sq. feet)



First Floor

Approx. 87.9 sq. metres (946.5 sq. feet)



Total area: approx. 230.0 sq. metres (2475.4 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 PlanItUp.











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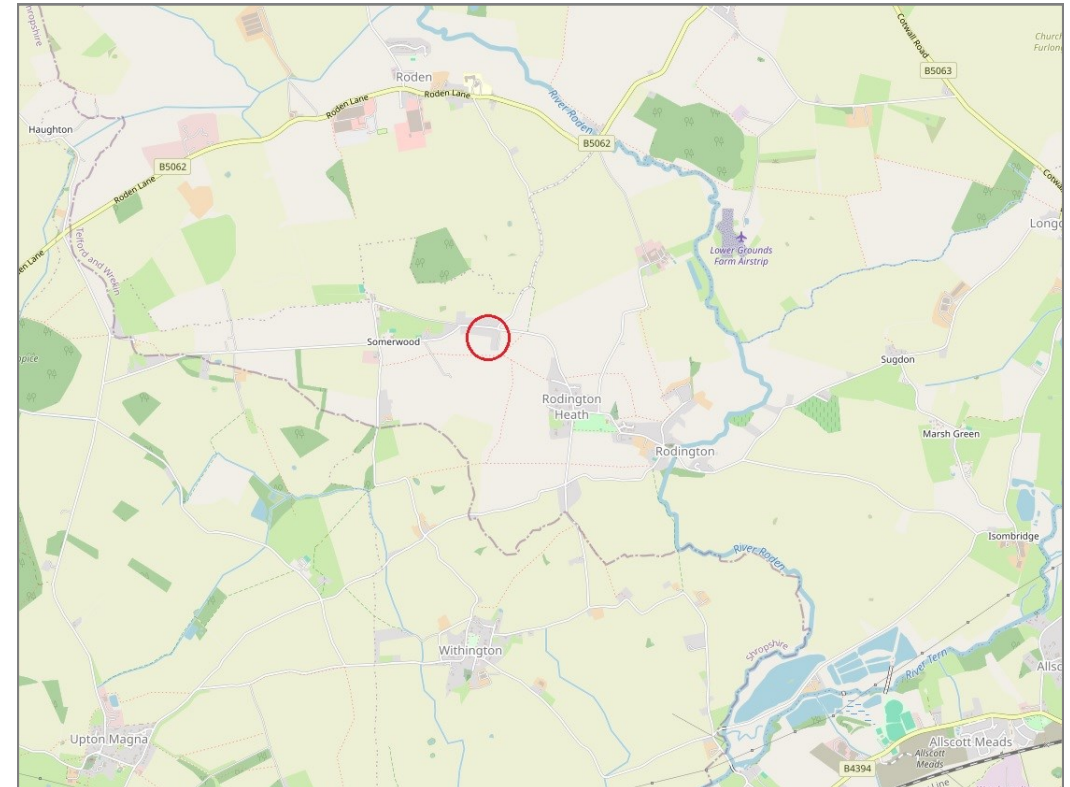
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band F
EPC Band	Band D
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.

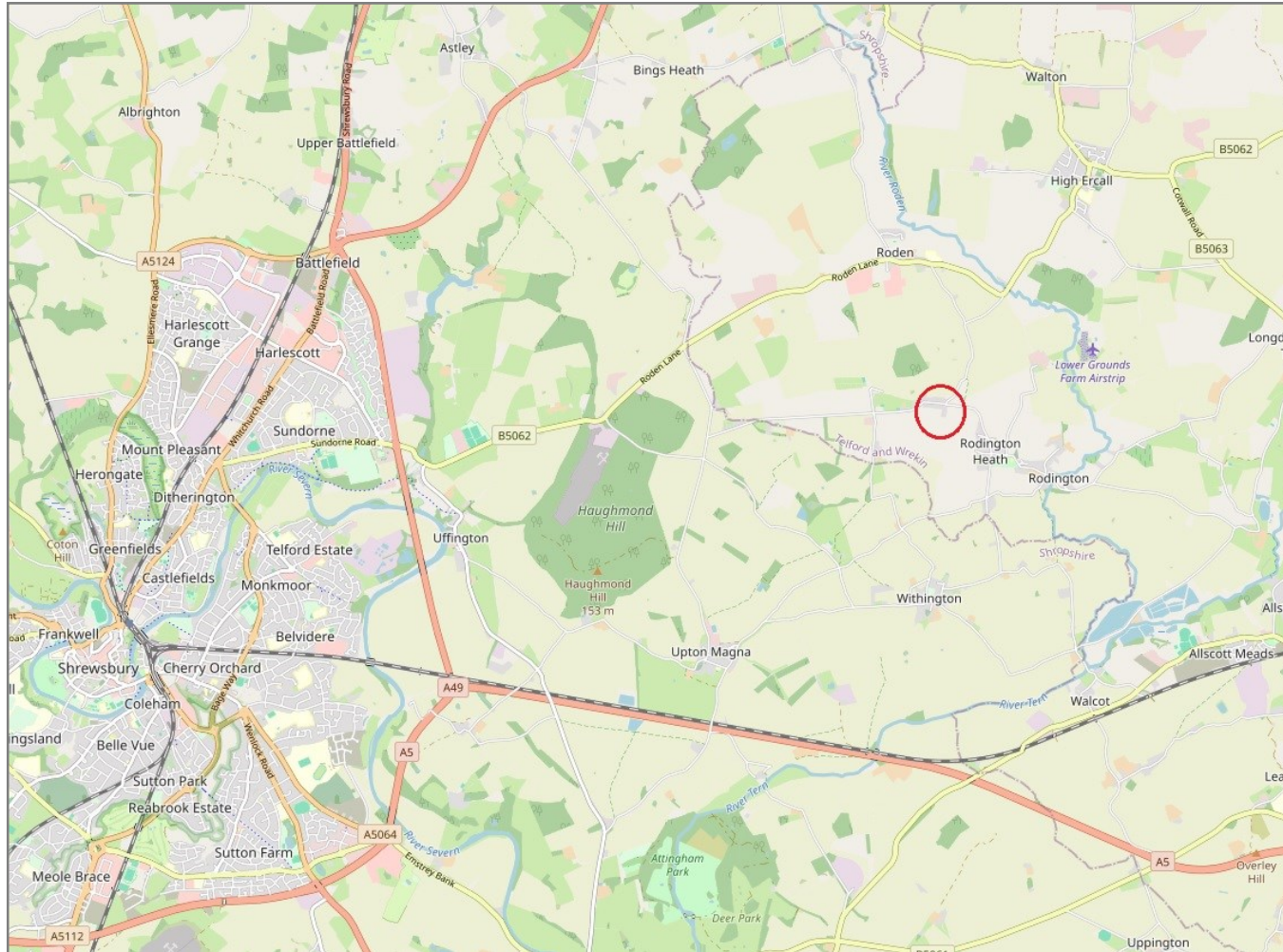
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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