



30 Marlbrook Way, Roden, Telford TF6 6BN

3 bedroom semi-detached house—£250,000 Freehold

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Coopergreenpooks.co.uk

£250,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

Occupying a lovely position with fantastic views over open countryside, this neatly presented semi-detached house offers well-proportioned and practical accommodation, while benefitting from a good sized garden, driveway parking and potential for modernising/ extending.

KEY FEATURES

- Entrance hall with useful under stairs storage and turning staircase to landing
- Spacious living room with window to front and glazed doors onto the rear garden
- Fitted kitchen with pantry, connecting to the rear hall, which has additional fitted units, range style cooker and access to the cloakroom and garden
- Three bedrooms and separate family shower room on the first floor
- uPVC double glazed windows and gas fired central heating
- Private landscaped gardens, comprising areas of lawn, paved terracing and raised beds. There is also a garage and timber shed included in the sale
- Driveway to front and side providing plenty of parking
- The property occupies a quiet cul-de-sac position in a popular village, just a 10 minute drive from Shrewsbury
- Sold with vacant possession and no upward chain

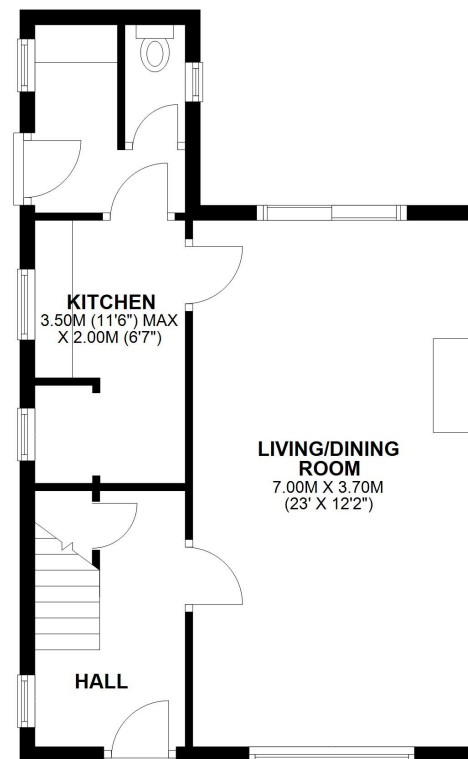
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01743 276666



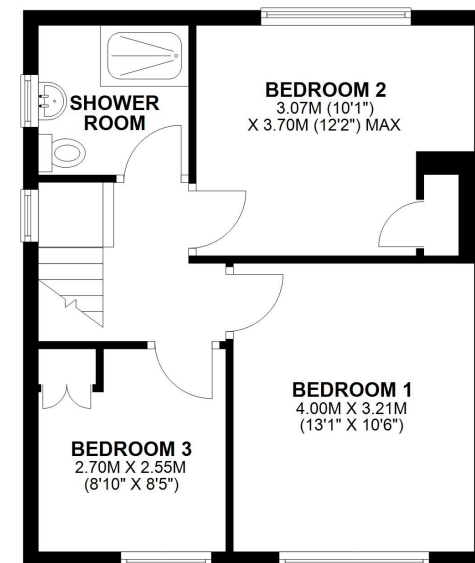
GROUND FLOOR

APPROX. 45.6 SQ. METRES (490.7 SQ. FEET)



FIRST FLOOR

APPROX. 40.6 SQ. METRES (437.0 SQ. FEET)



TOTAL AREA: APPROX. 86.2 SQ. METRES (927.7 SQ. FEET)







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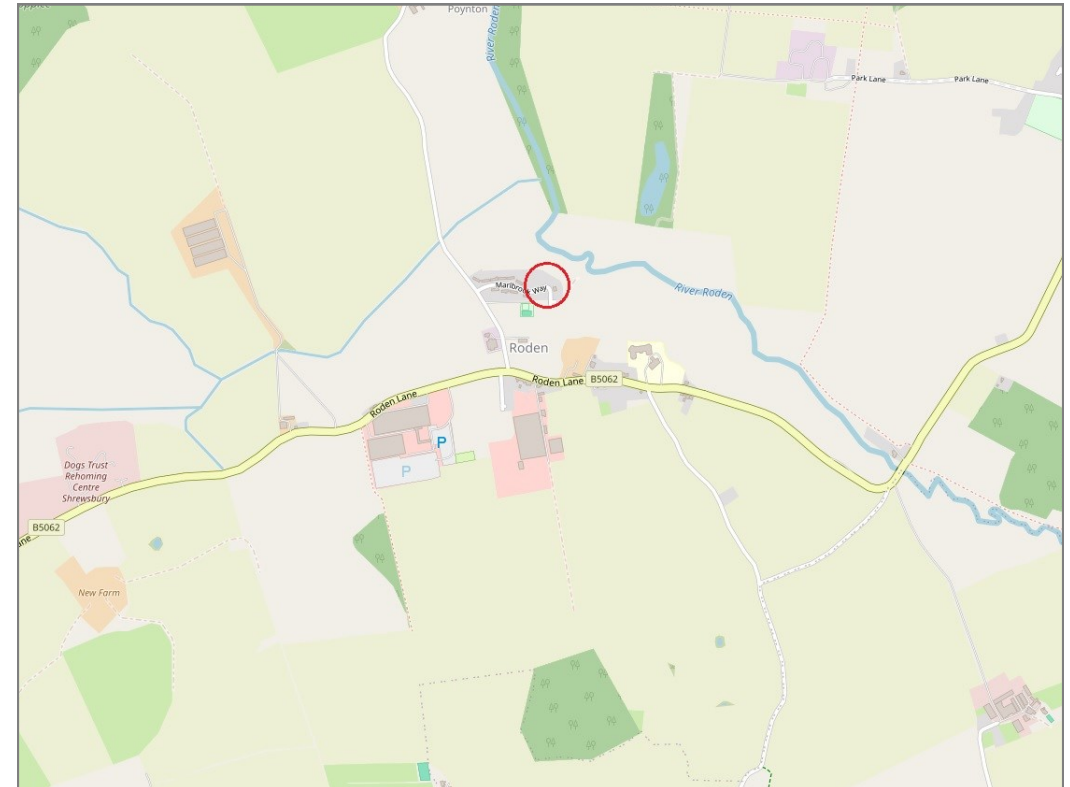
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BOUNDARIES NOT CONFIRMED

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

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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Your home may be repossessed if you do not keep up repayments on your mortgage.

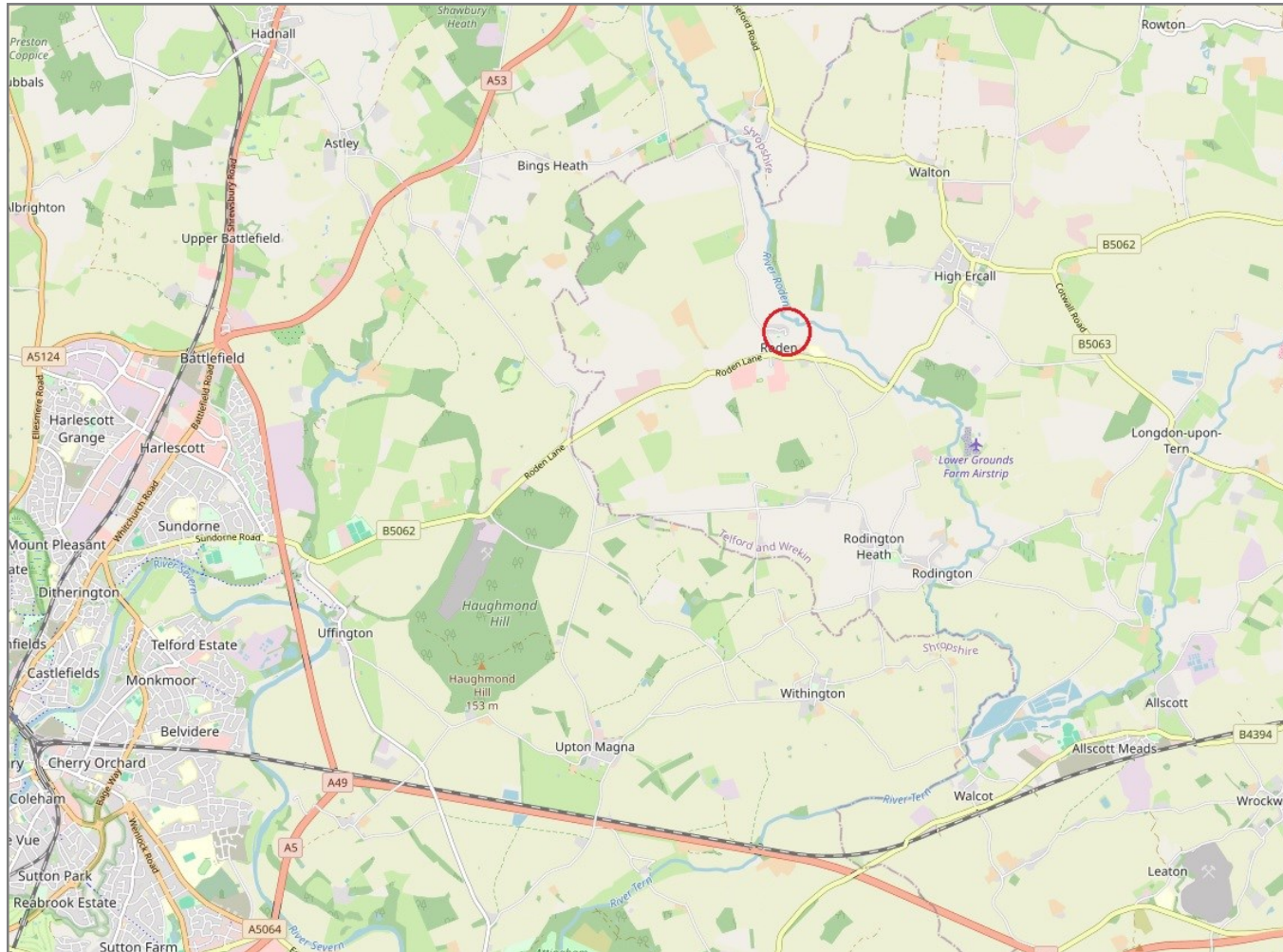
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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