



**5 The Avenue, Rodington, Shrewsbury TF6 6ND**

3 bedroom semi-detached house—£330,000 Freehold



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[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

Occupying a fantastic position with impressive views to both the front and rear, this beautifully presented and improved semi-detached house has been extended to provide spacious and practical accommodation throughout. The property is located on the fringe of the village, surrounded by open countryside, while being roughly 10 miles from both Shrewsbury and Telford town centres.

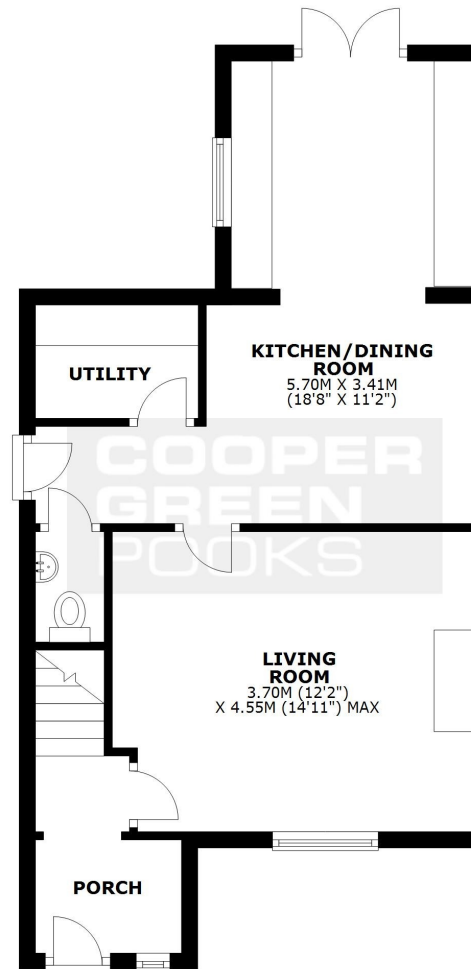
### KEY FEATURES

- Entrance porch opening to inner hallway with staircase to landing
- Living room with feature fireplace and wood burning stove
- Lovely open plan kitchen/dining room with integrated appliances and glazed double doors to rear garden
- Very practical separate utility and cloakroom
- Master bedroom with built in wardrobes and views over Rodington vineyard and towards the Wrekin
- Two further bedrooms and a well-appointed family bathroom
- uPVC double glazed windows (installed within the last 3 years) and LPG gas fired central heating
- Good sized private rear garden, laid to lawn with paved terrace, planted borders and pergola
- There is also a recently built timber store/summerhouse which would make a fantastic home office or workshop
- Driveway to front providing plenty of parking

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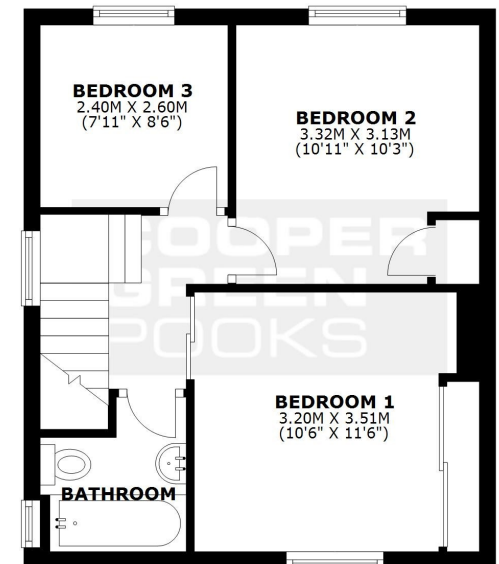
### GROUND FLOOR

APPROX. 46.8 SQ. METRES (503.9 SQ. FEET)



### FIRST FLOOR

APPROX. 35.1 SQ. METRES (377.9 SQ. FEET)



TOTAL AREA: APPROX. 81.9 SQ. METRES (881.8 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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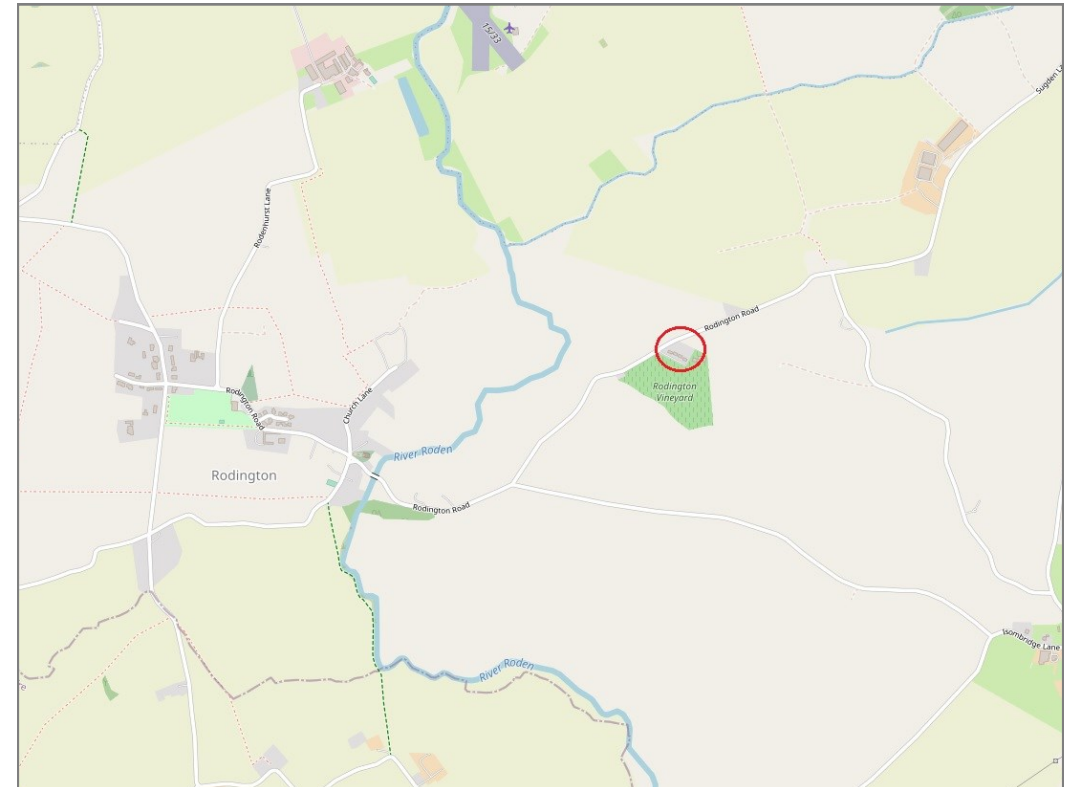




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Tenure	<b>Freehold</b>
Local Authority	<b>Telford and Wrekin Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>Band E</b>
Services	<b>All mains services are connected</b>

**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.

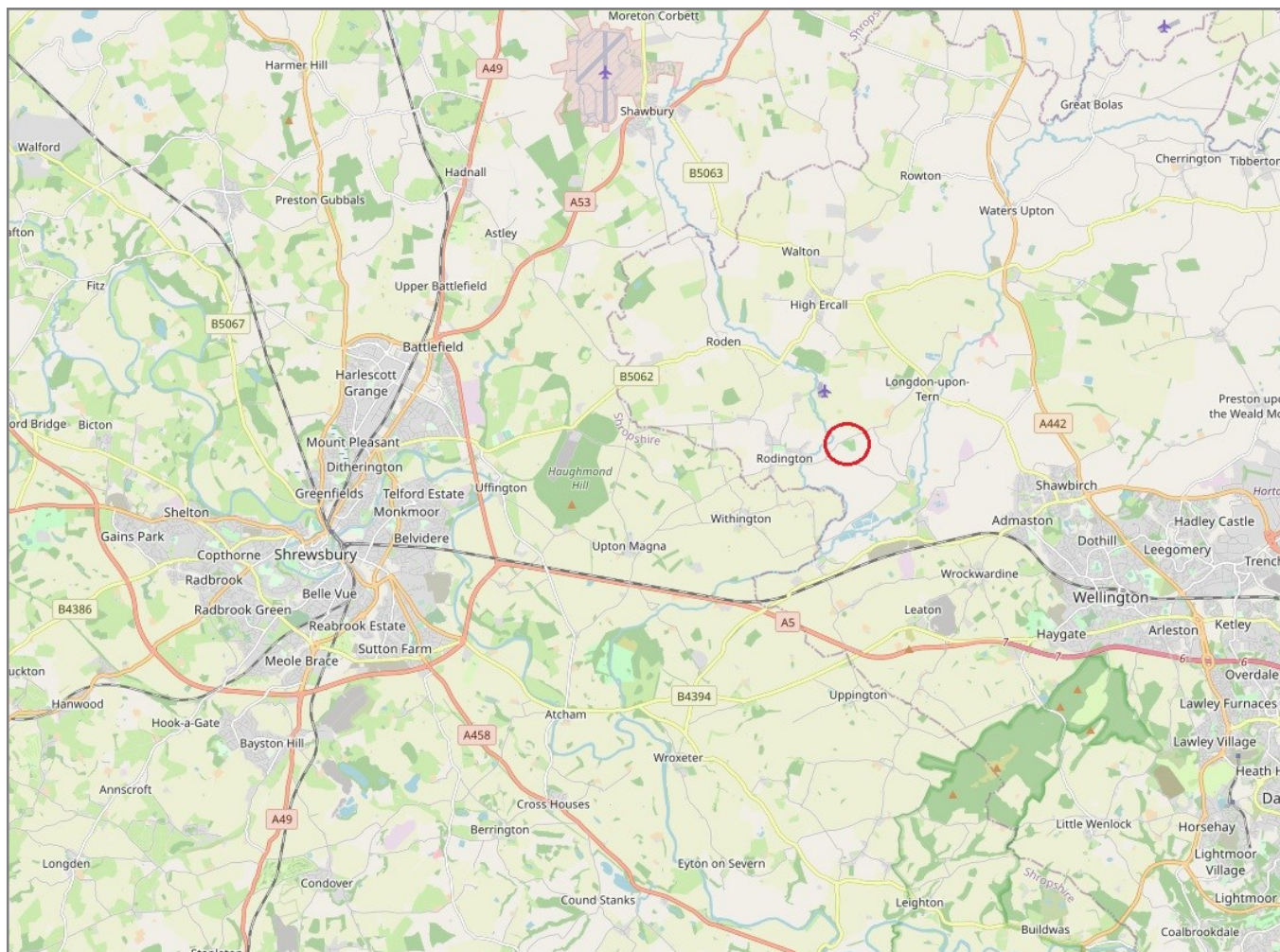


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