



SAMUEL WOOD

Knot Cottage, Rodington, Shrewsbury, Shropshire, SY4 4QZ

Offers In The Region Of £280,000



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Rodington, Shrewsbury, Shropshire, SY4 4QZ



- Beautifully Presented Family Home
- Spacious Reception Rooms
- Landscaped Gardens
- Modern Shower Room
- Gas Central Heating
- Recent Renovation
- Three Generous Sized Bedrooms
- Idyllic Rural Location
- Charming Cottage Kitchen
- EPC Rating C

Samuel Wood is delighted to offer for sale this beautifully presented family home in Rodington Heath near Shrewsbury. The recently improved cottage boasts a well designed layout with traditional yet contemporary living spaces, excellent gardens and ample outside storage. Occupying a secluded position within the idyllic village of Rodington Heath there are pleasant rural views surrounding the property, close to the popular walking destination of Haughmond Hill, as well as easy access to useful road links connecting Telford and Shrewsbury. Viewing is highly recommended by the selling agent.

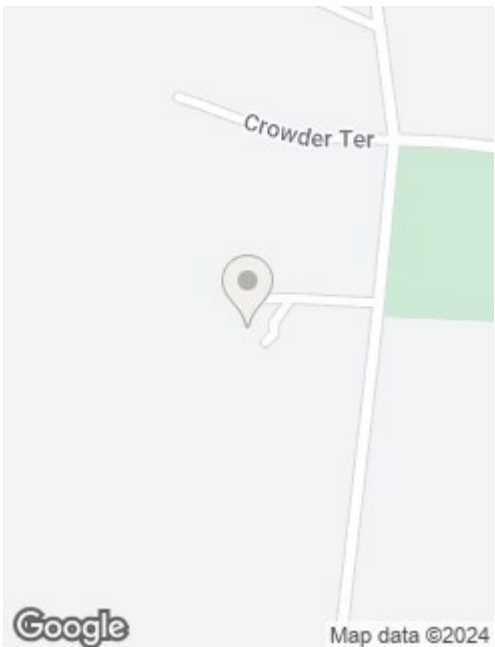
Knot Cottage in Rodington Heath, Shropshire, boasts a charming and functional layout on the ground floor. Upon entering, you are greeted by a cosy living room perfect for relaxation. Adjacent to the living room is a spacious dining room ideal for family meals or entertaining guests. The heart of the home is undoubtedly the charming kitchen, which features double doors that open to the expansive rear garden, seamlessly blending indoor and outdoor living spaces. Additionally, the ground floor includes a utility room that provides extra storage and convenience for household chores.

Moving to the first floor, Knot Cottage has been thoughtfully reconfigured to enhance modern living. It houses three well-proportioned bedrooms, offering ample space for a family or guests. The newly installed modern shower room stands out with its contemporary fixtures and stylish design, providing a luxurious and functional bathing space. This reconfiguration ensures that the upstairs is both comfortable and practical, catering to the needs of its residents with ease.

Outside, Knot Cottage impresses with its extensive rear garden, offering plenty of space for outdoor activities, gardening, or simply enjoying the tranquility of the surroundings. The property also features a double garage, providing secure storage for vehicles or additional space for hobbies and projects. Uniquely, the property benefits from two driveways, one at the front and one at the back, enhancing accessibility and parking options. This combination of indoor comfort and outdoor space makes Knot Cottage a versatile and appealing home.







Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 6 Mbps, Superfast 80 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







Ground Floor
Floor area 59.5 m² (641 sq.ft.)

First Floor
Floor area 42.1 m² (453 sq.ft.)

TOTAL: 101.6 m² (1,094 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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