



Glendalough, Rodington Heath, Shrewsbury, Shropshire, SY4 4RE

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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Offers In The Region Of £440,000

Viewing: strictly by appointment through the agent

This is a spacious, well proportioned four bedroom detached bungalow in need of some general modernisation / improvements. The property occupies a pleasant position with a generous sized rear garden bordering local farmland. Rodington is a pleasing rural location, well placed for easy access to the county town of Shrewsbury, market town of Wellington, Newport and Telford. Commuters will be pleased to know that there is easy access to the local bypass which then links up to the M54 motorway network and beyond. The accommodation briefly comprises the following: Reception hallway, lounge, modern re-fitted kitchen/diner/family room, boiler room, extended master bedroom with en-suite shower room, guest bedroom with proposed en-suite shower room (this will not be fitted by the existing vendor and could make an ideal dressing room if en-suite was not required), two further bedrooms, re-fitted family bathroom, front and generous size rear enclosed gardens which border local farmland, in and out driveway, garage, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Upvc double glazed entrance door gives access to

Reception hallway

Having wood effect flooring, two radiators, recessed spotlights to ceiling, two fitted store cupboards.

Wooden panelled door from reception hallway gives access to:

Open plan kitchen/diner/family room

20'10 x 17'3

The kitchen/diner comprises: replaced eye level and base units with built-in cupboards and drawers, integrated microwave, space for range style cooker, space for American style fridge freezer and washing machine, fitted worktops with inset sink with mixer tap over, tiled splash surrounds, wood effect flooring, integrated wine cooler, LED spotlights to ceiling, upvc double glazed window to side, upvc double glazed door giving access to rear gardens.

The dining family area comprises: wood effect flooring, upvc double glazed window, recessed spotlights to ceiling.

Wooden framed doors then give access to:

Lounge

20'10 x 11'10

Having coal effect electric fire set to impressive fireplace, upvc double glazed window to side, upvc double glazed French doors giving access to rear gardens which border local farmland, coving to ceiling.

Door from kitchen/diner/family room gives access to:

Boiler room

14'8 x 5'0

Having wall mounted gas fired central heating boiler, floor mounted pressurised water system, eye level store cupboard.

From hallway access is then given to: Four bedrooms and re-fitted bathroom.

Bedroom one

17'9 x 13'1 excluding recess

Having upvc double glazed, upvc double glazed French doors giving access to rear, wood effect laminate flooring, fitted wardrobe.

Door to:

En-suite shower room

Having tiled shower cubicle, wash hand basin, low flush WC, radiator, upvc double glazed window.

Bedroom two

13'10 x 12'8

Having a range of fitted bedroom furniture, upvc double glazed window to front.

Door to:

Proposed en-suite

Which has not being fitted but could create a lovely en-suite or walk-in dressing room.

Bedroom three

11'3 x 10'6

Having upvc double glazed window to front, radiator.

Bedroom four

11'4 x 11'3

Having two upvc double glazed windows to front, radiator, wood effect flooring, fitted double wardrobe.

Re-fitted bathroom

Having a large spa bath with mixer tap over, tiled shower cubicle, low flush WC, pedestal wash hand basin, upvc double glazed window to rear, radiator, tiled floor, recessed spotlights to ceiling.

Outside

To the front of the property there is a generous in and out driveway with lawned garden, inset shrubs and low rise brick walling.

Access to the side of the property leads to:

Garage

Rear gardens

The rear gardens are a generous size and border local farmland and comprise: brick and paved patio areas, decked area, lawned garden, mature shrubs and bushes and timber garden shed.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

COUNCIL TAX BAND E

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

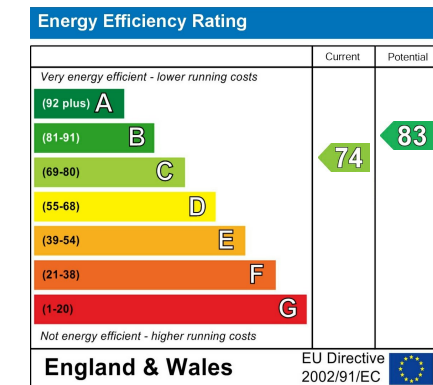
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

