

2 Riverdale, Rodington, Shrewsbury, Shropshire, SY4 4QW

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**Important Notice - please read carefully**

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:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**£220,000**

Viewing: strictly by appointment through the agent

Having undergone an extensive programme of renovation and improvement. This is an instantly appealing, spacious and well-presented, three bedroom semi-detached house, with the added benefit of being offered For Sale with NO UPWARD CHAIN. The property is situated in this pleasing village of Rodington, located between the County town of Shrewsbury, and market town of Wellington. Within the village there is a public house, village hall, along with the nearby village of Upton Magna, having a local primary school. Access to the Shrewsbury town centre and local bypass which links up to the M54 motorway is readily accessible from the property. Viewing is recommended. The accommodation briefly comprises of the following: Entrance hallway, lounge, brand new re-fitted kitchen/diner, side lobby, under-stairs cloakroom, first floor landing, three bedrooms, brand new modern refitted bathroom, generous stoned front garden, side patio area, good size rear enclosed gardens with brick outhouse, newly installed boiler, gas fired central heating, brand new upvc double glazing throughout. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

Entrance door gives access to:

**Hallway**  
Having radiator, vinyl flooring.

Door to:

**Lounge**  
14'9" x 12'2"  
Having double glazed upvc window to front, carpeted flooring, thermostatic radiator.

Door from lounge gives access to:

**New re-fitted kitchen/diner**  
18'1" x 8'4"  
Having a range of contemporary eye level and base unit with built-in cupboards and drawer, fitted oak effect worktops with inset stainless steel sink drainer with mixer tap over, integrated oven, four ring electric hob with stainless steel cooker canopy over, tiled splash surrounds, vinyl wood effect floor covering, thermostatic radiator, two upvc double glazed window to rear, LED recessed spotlights to ceiling.

Door from kitchen/diner gives access to:

**Side lobby**  
Having a upvc door giving access to side of property, vinyl wood effect floor covering.

Door to:

**Under-stairs cloakroom**  
Having low flush WC, vinyl wood effect floor covering, upvc double glazed window to side.

From hallway stairs rise to:

**First floor landing**  
Having upvc double glazed window to side, loft access.

Doors then give access to: three bedrooms and bathroom.

**Bedroom**  
10'10" x 10'0"  
Having upvc double glazed window to rear, thermostatic radiator, cupboard housing brand new installed Worcester gas fired central heating boiler, carpeted flooring.

**Bedroom**  
11'10" x 9'11"  
Having upvc double glazed window to front, thermostatic radiator.

**Bedroom**  
7'9" x 7'0"  
Having upvc double glazed window to rear, thermostatic radiator.

**Modern re-fitted bathroom**  
Having a three piece modern suite comprising: panelled bath with drench shower over, hand held shower attachment, glazed shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit with storage cupboard below, wall mounted heated chrome style towel rail, two upvc double glazed window, vinyl wood effect floor covering, LED spotlights to ceiling, part tiled walls.

**Outside**  
To the front of the property there is generous stoned area (currently with no vehicle right of way/access to it) with inset shrubs and paved pathway giving access to front door. To the side of the property there is a paved patio area with stoned borders. Access is then given to the rear of the property where there is a large garden area and a brick outhouse. The rear garden is enclosed by fencing.

Pedestrian right of way for neighbors ( number 1 Riverdale) to access there property this is located at the rear of the property on the path between the house and garden.

2 Riverdale has a pedestrian right away across neighboring properties to the right hands side to access Church Road for on street parking.

**Services**  
Mains water, electricity 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 B**  
As taken from the Gov.uk website we are advised the property is in band B, again we would recommend this is verified during pre-contract enquiries.

**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).

**Disclaimer**

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

**Estate Agent Act 1979**

Under section 21 of the Act, Holland Broadbridge would like to disclose a member of the team is one of the owners of this property.

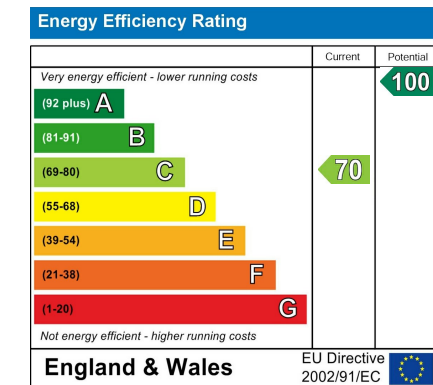
**Referral fee disclaimer**

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

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Please note this information is given for guidance only and should

not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



**FLOORPLANS**

