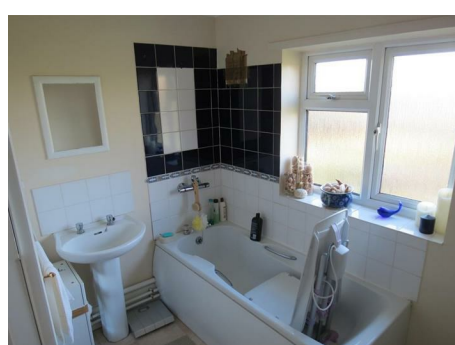


2 Walcot Road, Rodington, Shrewsbury, Shropshire, SY4 4QQ

www.hbshrop.co.uk



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.

Offers In The Region Of £320,000

Viewing: strictly by appointment through the agent

Agents note: Country cottage for sale or exchange for a bungalow in Shropshire, Cheshire or North Wales with monetary adjustment ,where appropriate.

This is a well proportioned, spacious and neatly presented three bedroom semi detached cottage which occupies a delightful, generous sized plot. Rodington is a village, situated between the County town of Shrewsbury and market town of Wellington, and is surrounded by beautiful unspoilt countryside. The vendors also inform us that the property is situated on a frequent bus route.

The accommodation briefly comprises the following: Entrance hallway, lounge, kitchen/diner, rear lobby, separate WC, boiler room, first floor landing, three good size bedrooms, bathroom, front and generously sized attractive rear enclosed gardens which border local farmland, countryside and beyond, stoned driveway, upvc double glazing, oil fired central heating.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

Entrance hall

Door then gives access to:

Lounge

15'11 x 11'11

Having upvc double glazed windows to front and rear, radiator, large under-stairs shelved pantry, marble style hearth with decorative timber fire surround, picture rail.

Door from entrance hall gives access to:

Kitchen/diner

15'11 x 9'6

Having eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset stainless steel sink , space for appliances, tiled splash surrounds, four upvc double glazed windows, radiator. glass display cabinets.

Doorway from kitchen/diner gives access to:

Rear lobby

Having upvc double glazed door giving access to rear gardens.

From rear lobby door gives access to:

WC

Having low flush WC, upvc double glazed window.

From rear lobby door gives access to:

Boiler room

Having floor mounted oil fired central heating boiler.

From entrance hallway stairs rise to:

First floor landing

Having upvc double glazed window with pleasing aspect over local farmland, countryside and beyond, radiator, loft access.

Doors from first floor landing then give access to: Three bedrooms and bathroom

Bedroom one

12'8 x 9'5

Having two upvc double glazed windows, radiator, built-in double wardrobe.

Bedroom two

11'10 x 8'2

Having upvc double glazed window with pleasing aspect towards the Wrekin, radiator, built-in double shelved store cupboard

Bedroom three

10'1 x 9'8 max into open fronted wardrobe recess

Having upvc double glazed window with pleasing aspect to rear towards local farmland, countryside and beyond, open fronted wardrobe providing useful storage.

Bathroom

Having a three piece suite comprising: Panel bath, low flush WC, pedestal wash hand basin, airing cupboard, part tiled to walls, vinyl tiled effect floor covering, radiator, uipvc double glazed window. pedestal wash hand basin, airing cupboard, part tiled to walls, vinyl tiled effect floor covering, radiator.

Outside

To the front of the property gated access leads to a paved pathway which gives access to front door. Either side of this there are low maintenance stoned sections with mature hedging screening the country road. To the side of the property is a stoned driveway providing ample parking with paved pathway. Access is then given to the property's:

Attractive generous size rear enclosed gardens

Attractive Generous Size Rear Enclosed Gardens - Attractive, generous size, (0.175 acre) mature rear enclosed gardens having stone sections and large lawn garden, oil tank, mature plants and shrubs, 3 garden sheds (1 new), 1 summer house (as new), 4 x 3-seater timber garden chairs, 1 x 3-seater metal garden chair, a potting shed, 2 new soft water butts, one large poly tunnel, outside water tap and lighting, a large concrete lawn urn and a seating arbour (as new) with under seat storage all included in the sale due to the vendors' need to downsize. The rear gardens have a pleasing aspect towards local farmland, countryside and beyond and are enclosed.

Services

Mains water, electricity, drainage 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.

COUNCIL TAX BAND B

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.

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

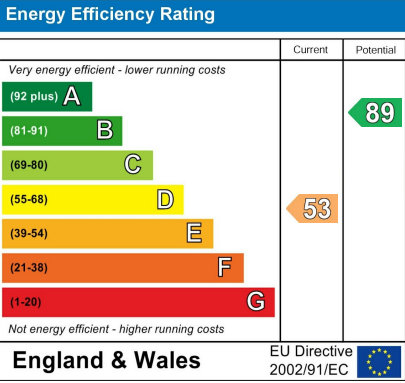
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.

Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

