



The Laurels, Rodington, Shrewsbury, Shropshire, SY4 4QN

www.hbshrop.co.uk



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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 £640,000

Viewing: strictly by appointment
through the agent

Occupying a slightly elevated and a generous sized plot, this a spacious and individual five bedroom detached house which offers well-proportioned, versatile and functional living accommodation throughout, along with a large ground floor area designed for disabled use or alternatively be used as a separate annex area. Rodington is a sought after village location, surrounded by beautiful Shropshire countryside, approximately 6 miles east of the bustling and historic town of Shrewsbury and approximately 10 miles from the large new town of Telford. The village has a local pub a parish Church and village hall. The A49 and A5 are both within 5 miles of Rodington which provides access to the M54 motorway network. Early viewing comes highly recommended by the agent, so this most interesting property can be fully appreciated.

The accommodation briefly comprises, the following: Entrance hallway, inner hallway, cloakroom, study, lounge, kitchen/diner, large ground floor bedroom, wet room (this has been designed for disabled use but could make a great self-contained annex), cellar, first floor landing, master bedroom with en-suite bathroom, four further bedrooms, separate shower room, substantial front, side rear enclosed gardens, good sized driveway, double garage, double glazing, oil fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

uPVC double glazed entrance door with uPVC double glazed window to side gives access to:

Hallway

Having tiled floor, radiator. Doorway from hallway gives access to:

Cloakroom

Having low flush WC. wall-mounted wash hand basin, radiator, tiled floor, part tiled to walls, uPVC double glazed window.

Door from hallway gives access to:

Inner hallway

Having radiator, tiled floor. From inner hallway door gives access to:

Study

15'7 x 10'9

Having uPVC double glazed window, exposed antique pine wooden flooring. From study door gives access to:

L-shaped lounge

22'2 max x 16'6

Having impressive wood burning stove set to a feature brick style chimney breast with inset mantel above. two sliding patio doors give access to the property's gardens, uPVC double glazed window , two radiators.

From inner hallway gives access to:

Rear lobby

Having part glazed door giving access to the gardens, uPVC double glazed window, radiator, tiled floor.

Door from hallway gives access to:

Kitchen/diner

12'7 x 12'3

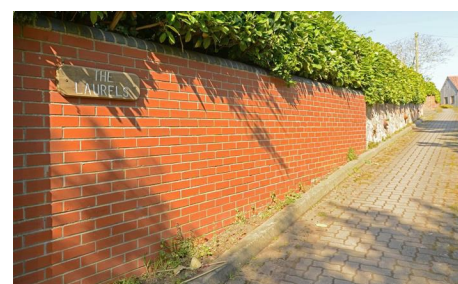
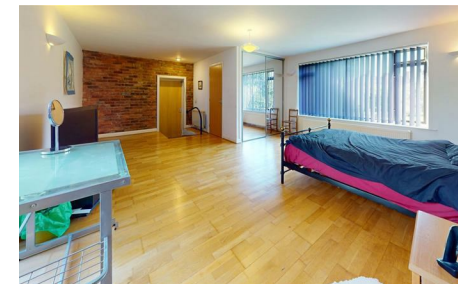
Having eye level and base units with built-in cupboards and drawers, integrated oven with four ring ceramic electric hob and stainless steel cooker canopy over, integrated fridge and freezer, glass display cabinets, three double glazed windows , fitted worktop with inset twin stainless steel sink with drainer unit to side and mixer tap over, tiled splash surrounds, tiled floor, radiator, Featured brick wall , exposed beams/timbers to ceiling.

Door from hallway gives access to:

Bedroom

23'8 x 17' max

Wood effect flooring, double glazed window, double glazed sliding patio door, feature exposed brick wall, built-in mirror fronted wardrobe, radiator, Access to boarded loft space . Door from bedroom gives access to:





Wet room

With low flush WC, wall-mounted electric shower, wall-mounted wall hand basin, heated chrome style towel rail, non slip floor covering, tiled floor.

Door from inner hallway leads to a staircase that leads down to:

Cellar

Floor mounted oil fired central heating boiler fitted light.

From inner hallway stairs rise to:

First floor landing

Having large double glazed roof window, loft access leading to a boarded attic space, radiator, airing cupboard with hot water tank cylinder unit. From first floor landing doors then give access to: Four bedrooms and shower room.

Bedroom

15'7 x 12'4

Having uPVC double glazed windows, exposed pine wooden flooring, radiator, fitted mirror fronted double wardrobe, loft access leading to an un-boarded loft space. Door from bedroom gives access to:

En-suite bathroom

Having jacuzzi style bath with antique mixer tap over, tiled shower cubicle, low flush WC, wash hand basin, tiled floor, part tiled to walls.

Bedroom

13'4 x 12'0

Having two double glazed windows with pleasing aspect, radiator, built-in double wardrobe with secondary cylinder unit if required (which is heated by the wood burner), radiator.

Bedroom

14'5 x 9'6

Having two double glazed windows, radiator.

Bedroom

10'8 x 9'11

Having two double glazed windows with pleasing aspect, radiator, built-in wardrobe.

Shower room

Having a generous sized shower cubicle, low flush WC, pedestal wash hand basin, part tiled to walls, double glazed window to the rear, heated chrome style towel rail.

Outside

The property is approached by a generous sized driveway with a turning area. Driveway access is given to:

Double garage

Having two up and over doors with power and light.

The front gardens of the property are generous in size having lawned gardens, substantial stoned paved patio / sun terrace, raised beds. The front gardens are enclosed by mature hedging. To the side of the property the stoned patio / sun terrace area continues and access is given to a further lawned garden area with secluded paved section. A paved pathway then leads to the rear of the property where there is a further garden with mature shrubs and bushes, a paved area with lighting point. A pedestrian access leading to Church Road. Then from the rear gardens access is then given to a further side garden, which is mainly laid to lawn. The vendor has informed us that the property sits in a plot extending to approximately to a 1/3 of an acre.

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 F

As taken from the Gov.uk website we are advised the property is in Band F - again we would recommend this is verified during pre-contract enquiries.

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.

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.

Directions

As you enter Rodington, continue past the Bull public house (on your right hand side), and just before the Church (on your left hand side), turn right, and the property will be found (on the left hand side), clearly identified by our For Sale board.

