



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

The Old School, Rodington, Shrewsbury, SY4 4QL

£525,000 Guide

To view this property please call us on **01743 236 800** Ref: C7723/WM/KQ

A unique four bedroom semi-detached house with a wealth of character features including high vaulted beamed ceilings and exposed brickwork.

This four bedroom semi-detached property offers unique accommodation with a wealth of charm and character benefiting from exposed brickwork, high vaulted beamed ceilings and a superb tall arched window to the living room affording it copious amount of light. The property enjoys off road parking and sectioned gardens.

The property is pleasantly situated within the village of Rodington which is ideally located approx. 7 miles east of Shrewsbury and also well placed for easy access to Newport, Telford and good transport links to the M54. Within the village are good local amenities including a church, public house and village hall. With its close proximity to Haughmond Hill, the famous Shropshire Way and numerous cycle routes, it is ideally located for outdoor pursuits.



INSIDE THE PROPERTY

ENTRANCE HALL

5'6" x 11'7" (1.68m x 3.53m)

CLOAKROOM

3'7" x 5'2" (1.09m x 1.57m)

Wash hand basin, wc

UTILITY ROOM

7'8" x 7'1" (2.34m x 2.15m)

Range of wall and base units with inset sink

Plumbing for white goods

HALLWAY

Between kitchen and entrance to the rear garden

KITCHEN / BREAKFAST ROOM

14'4" x 12'11" (4.37m x 3.94m)

Range of matching wall and base units with solid wood worktop and Belfast sink

Feature Rayburn on a raised brick hearth with tiled surround with a gas fan oven and warming drawers

Exposed wood flooring

Worcester gas fired boiler

High vaulted beamed ceiling

LIVING ROOM

16'7" x 20'2" (5.05m x 6.15m)

Superb room with impressive large arched window enjoying views over the garden

High vaulted beamed ceiling

Penguin multi-fuel burner

INNER HALLWAY

5'7" x 21' (1.70m x 6.40m)

Large store cupboard and airing cupboard.

BEDROOM 2

11'1" x 14'2" (3.38m x 4.32m)

BEDROOM 3

10'2" x 21'0" (3.10m x 6.39m)

Door to:

CONSERVATORY

6'1" x 11'2" (1.85m x 3.40m)

Double glazed windows and double doors to garden

Tiled floor

BATHROOM

5'7" x 12'1" (1.70m x 3.68m)

Panelled bath with shower over

Wash hand basin, wc

STAIRCASE rising from the inner hall to FIRST FLOOR LANDING with an exposed brick wall and window, extending to a further hallway with Velux window.

BEDROOM 1

11' x 16'10" (3.35m x 5.13m)

Exposed brick wall

Two Velux roof lights

Built in wardrobe

BEDROOM 4 / DRESSING ROOM

7'8" x 13'1" (2.34m x 4.00m)

Velux roof light

Deep built in wardrobe

JACK AND JILL SHOWER ROOM

4'5" x 13'6" (1.35m x 4.11m)

Walk in shower

Wash hand basin, wc

Velux roof light

OUTSIDE THE PROPERTY

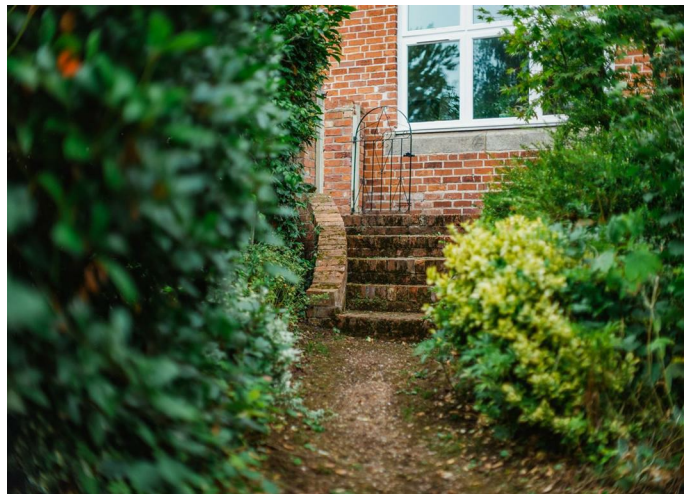
Large off road parking area to the front.

Sectioned gardens laid to lawns with sun terraces providing ideal seating areas. The garden has been managed with wildlife in mind for the past 6 years and now features a wildlife pond, wildflower meadow and bird/bat boxes.



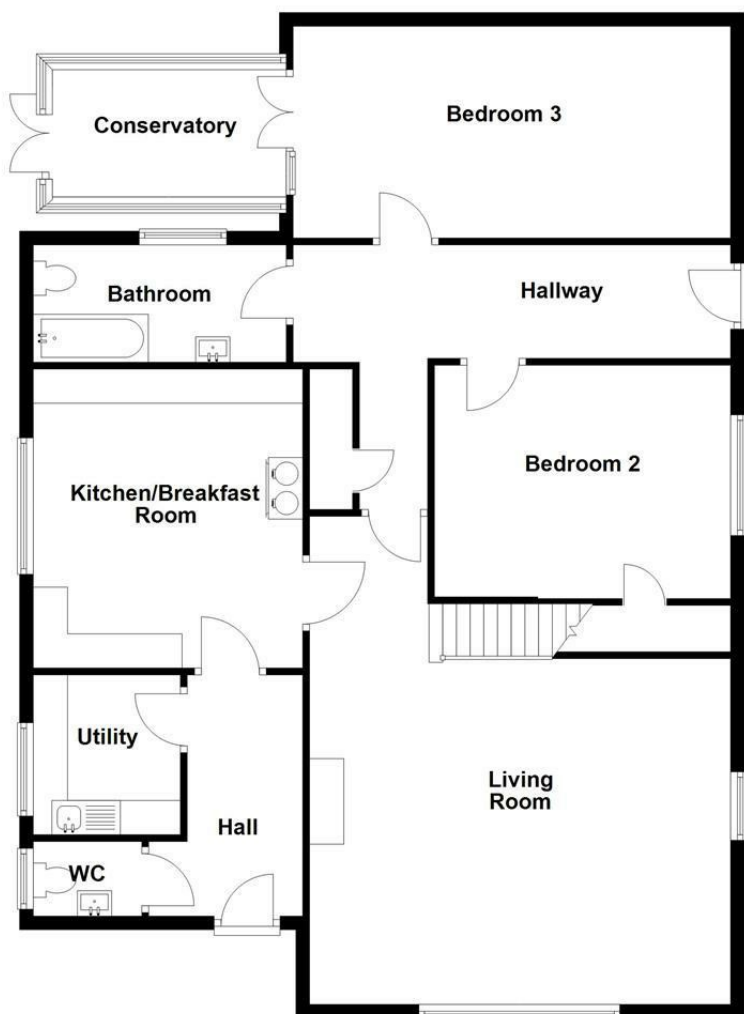




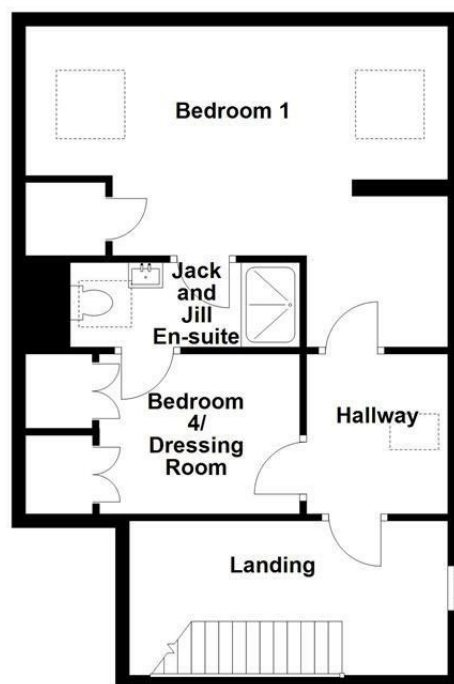


FLOOR PLANS ...

Ground Floor



First Floor



Total area: approx. 2042.0 sq. feet

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the B5062 to Newport. Travel along this road for approximately a mile, before turning right towards Haughmond Hill. Continue for approximately half a mile and at the next junction turn left signposted to Rodington and then the next right. Continue on this road for approximately 2 miles and continue through Rodington Heath and then after a short distance turn left signposted to Rodington and Longdon-on-Tern. Continue through the village passing the pub on your right and the church on your left. The driveway to the property is on the right, just before the little bridge.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Telford & Wrekin Council
Tel: 01952 383 977

Council Tax Band: C

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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