HOLLAND BROADBRIDGE

The Property Ombudsman

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

HOLLAND BROADBRIDGE

The Smithy Rodington Heath, Rodington, Shrewsbury, Shropshire, SY4 4QZ

www.hbshrop.co.uk









Offers In The Region Of £550,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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The accommodation briefly comprises of the following: Oak storm porch, entrance hallway, lounge, dining room, attractive refitted kitchen/breakfast room, inner hallway, utility room, refitted cloakroom, master bedroom with dressing room and bespoke refitted ensuite, further double bedroom with modern ensuite shower room, first floor study/hobby area, detached self contained annex having a spacious open plan lounge/kitchen/breakfast room, double bedroom, refitted ensuite wet room, grounds extending to approximately 0.5 of an acre, substantial detached workshop, generous stoned driveway providing ample off street parking for a number of vehicles, part underfloor heating/traditional radiators to main property and electric underfloor wet heating system to Annex, pleasing rural/farmland outlooks, UPVC double glazing. Viewing is highly recommended

The accommodation in greater detail comprises:

Occupying a delightful rural setting on a private lane in the sought after hamlet of Rodington Heath, this exceptional detached bungalow has been thoughtfully extended and extensively improved to provide a deceptively spacious and highly versatile home, finished to a extremely high standard throughout The property offers an appealing combination of contemporary comfort, generous living accommodation and attractive countryside surroundings, making it a particularly well suited to those seeking a peaceful semi rural lifestyle without comprising on accessibility. A particularly noteworthy feature of this fantastic home is its substantial plot, extended to approximately 0.5 of an acre, enjoying a delightful rural aspect and providing a wonderful sense of space, privacy and tranquility. The generous grounds offer considerable scope for outdoor entertaining, gardening and a variety of recreational pursuits. A further outstanding feature is the large detached one bedroom Annex, providing additional self contained accommodation which can lead itself to a variety of purposes, including multi generational living, accommodation for dependent relatives, visiting family and guests or potentially other uses, subject to any necessary consents. The property also benefits from a substantial detached workshop offering excellent facilities for those with hobbies, practical interests or requiring generous workshop and storage space. The main residence has been carefully enhanced and extended to create a home of considerable quality and flexibility, with well proportioned rooms and layout capable of adapting to a variety of individual requirements. Rodington Heath is a charming rural hamlet surrounded by picturesque Shropshire countryside, conveniently situated between the historic country town of Shrewsbury and the thriving commercial Centre of Telford. The nearby village of Rodington offers a traditional public house, church and village hall, whilst the surrounding villages provide additional local amenities if required. Early viewing comes highly recommended by the selling agent.

Attractive oak framed storm porch with composite double glazed entrance door gives access to:

Entrance hallway
Having tiled floor, radiator. Door from entrance hallway gives access to:

Lounge
18'7 x 12'7 max reducing down to 9'6
Having two UPVC double glazed windows to front, two radiators, custom fitted display shelving with storage cupboards below, feature wood burning stove set to an exposed brick hearth with matching fire surround and timber inset above.

Double doors from lounge gives access to:

Dining room
11'3 x 10'9
Having UPVC double glazed lantern roof, four UPVC double glazed windows, UPVC double glazed French doors giving access to rear of property, recessed spotlights to ceiling, tiled floor with underfloor heating.

Large square arch from dining room and door from entrance hallway gives access to:

Refitted kitchen/breakfast room
17'3 x 16'1
And comprises: A range of attractive replaced eye level and base units with built-in cupboards and drawers, fitted wooden worktops with inset twin ceramic sink with mixer tap over, integrated AEG stainless steel finish twin ovens, Neff stainless steel finish five ring gas hob with cooker canopy over, free standing American style fridge freezer, integrated dishwasher, tiled floor with underfloor heating, tiled splash surrounds, recessed spotlights to ceiling, two UPVC double glazed windows, kitchen island with fitted wooden worktop and storage cupboards/drawers below.

Door from kitchen/breakfast room gives access to:

Inner hallway
Having tiled floor, recessed spotlights to ceiling, radiator, UPVC double glazed door gibing access to side /rear of property with UPVC double glazed window to side.






Total area: approx. 48.2 sq. metres (518.4 sq. feet)












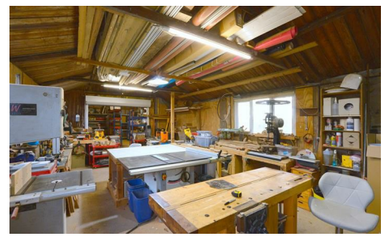

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From inner hallway doors give access to: Cloakroom and refitted utility room.

Refitted utility room
8'7 x 7'10 max
Having attractive eye level and base units, fitted wooden worktop with inset ceramic Belfast style sink with mixer tap over, tiled splash surrounds, composite double glazed door giving access to side of property, tiled floor, cupboard housing Worcester gas fired central heating boiler, space for washing machine and tumble dryer.

Cloakroom
Having a refitted suite comprising: Low flush WC, wall mounted wash hand basin with mixer tap over and tiled splash surround, tiled floor, extractor fan to ceiling.

Door from inner hallway gives access to the master suite area:

Bedroom
16'0 x 11'9
Having UPVC double glazed French doors giving access to rear of property, UPVC double glazed window to side, recessed spotlights to ceiling, two radiators. From bedroom access is then given to:

Dressing room
Which comprises: A range of custom fitted storage drawers, display shelving, fitted hanging rails, recessed spotlights to ceiling, useful understairs storage cupboard. Door from dressing room gives access to:

Bespoke refitted ensuite
Which comprises: Free standing oval shaped panel bath, large walk-in contemporary shower cubicle, with drench shower over, plus additional wall mounted mixer shower with contemporary glazed shower screen to side, his and hers wash hand basin set to vanity unit with storage drawers and cupboards below, low flush WC, tiled floor, recessed spotlights to ceiling, three wall light points, extractor fan, tiled floor.

From inner hallway staircase leads to: Study/hobby area.

Study/hobbies area
22'5 x 9'2 average measurement
Having two Velux roof windows providing a pleasing rural aspect, an array of fitted store cupboards, display shelving and fitted desk, radiator.

Door from entrance hallway gives access to:

Bedroom
12'8 max reducing down to 8'10 min x 11'5
Having UPVC double glazed window to front, radiator, built-in double wardrobe.

Door from bedroom gives access to:

Modern refitted ensuite shower room
Having corner shower cubicle with wall mounted mixer shower, pedestal wash hand basin with mixer ap over, low flush WC, tiled floor, recessed spotlights and extractor fan to ceiling.

Detached self contained Annex

Open plan lounge/diner/kitchen/breakfast room
25'8 x 12'3
The lounge area comprises: UPVC double glazed window with a delightful rural aspect towards local farmland, countryside and beyond, custom fitted storage cupboards, drawers and display shelving with fitted wooden style worktops, underfloor heating, UPVC double glazed French doors giving access to gardens of the property. The kitchen/breakfast area comprises: Eye level and base units with built-in cupboard and drawers, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, breakfast bar, four ring electric hob with stainless steel cooker canopy over, integrated microwave, integrated slimline dishwasher space for appliances, two UPVC double glazed windows proving a delightful rural aspect towards local farmland, countryside and beyond, under unit lighting, tiled splash surrounds, recessed spotlights to ceiling.

Slidng doors from lounge/kitchen/breakfast room gives access to:

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Bedroom
12'11 x 10'0
Having UPVC double glazed window, underfloor heating, sliding door from bedroom gives access to:

Modern ensuite wet room
Comprising: Wall mounted mixer shower, pedestal wash hand basin, low flush WC, part tiled to walls, tiled floor, UPVC double glazed window, under floor heating, recessed spotlights and extractor fan to ceiling, heated chrome style towel rail and cupboard housing pressurised water system.

Substantial detached workshop
43'8 x 15'5 max reducing down to 13'3 min
This fantastic workspace has fitted power and light.

Outside
The property occupies a substantial plot part of which borders by un-spolit local farmland. To the front of the property there is small orchard type area having lawn gardens, fruit trees and mature shrubs. Access is then given to the property's stone driveway which provides ample off street parking for a number of vehicles with further lawn garden, shrub and barked areas with inset shrubs, plants, flowers and bushes. The driveway then extends to the side of the property which access being given to a substantial Indian sandstone paved patio area with timber pergola. This paved patio area extends to the rear of the property where there are further shaped lawn gardens, two timber garden sheds, Indian sandstone paved sun terrace, outside lighting points, electricity points. The rear gardens are enclosed.

Directions
Continue past Haughmond Hill Quarry (on the right hand-side) and at the top of this road turn left signposted Asterley and Hadnall, then take the next right signposted for Summerwood and Rodington. Continue through Rodington and at the crossroads continue straight on signposted for Walcot and Wellington. Then after about 50 yards turn right where a plaque will be found saying SY4 4QZ the property then will be found after a short distance on the right hand-side.

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.

COUNCIL TAX BAND C

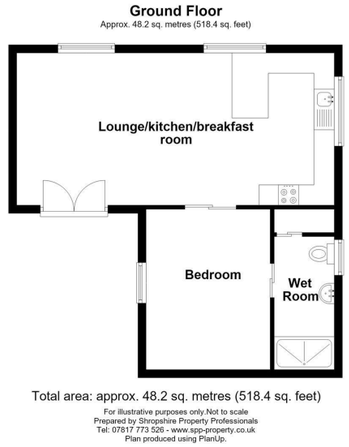
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.





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