



**24 Marlbrook Way, Roden, Telford, TF6 6BN**

3 bedroom semi-detached house — £230,000 Freehold



## 24 Marlbrook Way, Roden, Telford, TF6 6BN

Coopergreenpooks.co.uk

£230,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

**This well-proportioned semi-detached house has great potential to be a fantastic family home, whilst being located in a superb position in a quiet cul de sac with large rear garden adjoining open countryside.**

### KEY FEATURES

- Entrance hall with doors to living areas.
- Separate living and dining rooms with open fireplaces.
- Rear hall with cloakroom, walk in store and doors to both the rear garden and kitchen.
- Staircase from hall to landing where there are 3 bedrooms and a bathroom.
- Double glazed windows and gas fired central heating.
- Driveway providing parking and an adjoining lawned front garden.
- Sizable private rear garden backing onto open countryside, which is also lawned with established shrubs and hedging.
- Nice setting on the fringe of the village, just a 10 minute drive from Shrewsbury.
- Vacant with no onward chain.

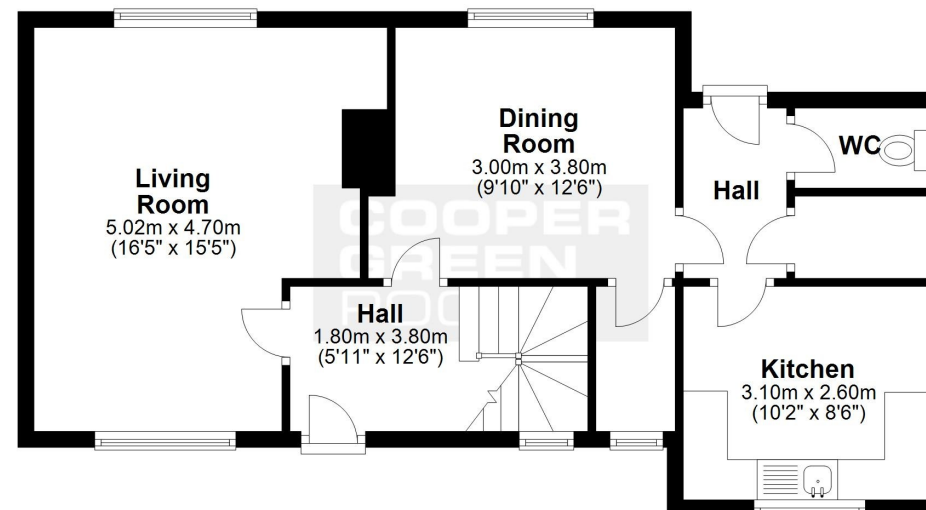
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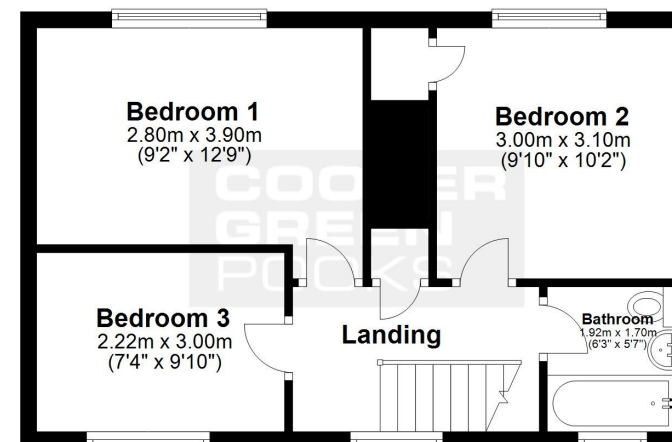
### Ground Floor

Approx. 55.2 sq. metres (594.3 sq. feet)



### First Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



Total area: approx. 95.3 sq. metres (1026.0 sq. feet)











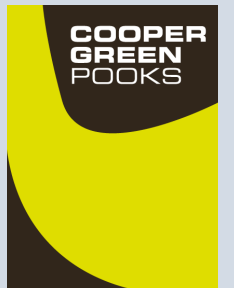


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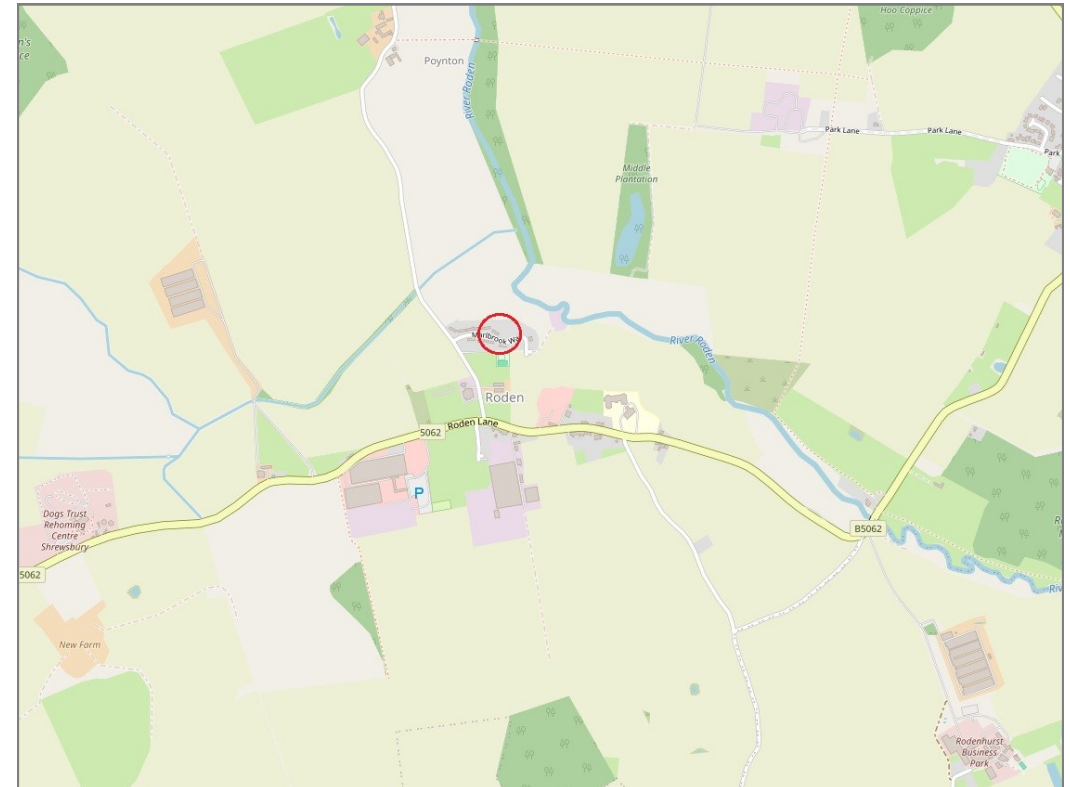
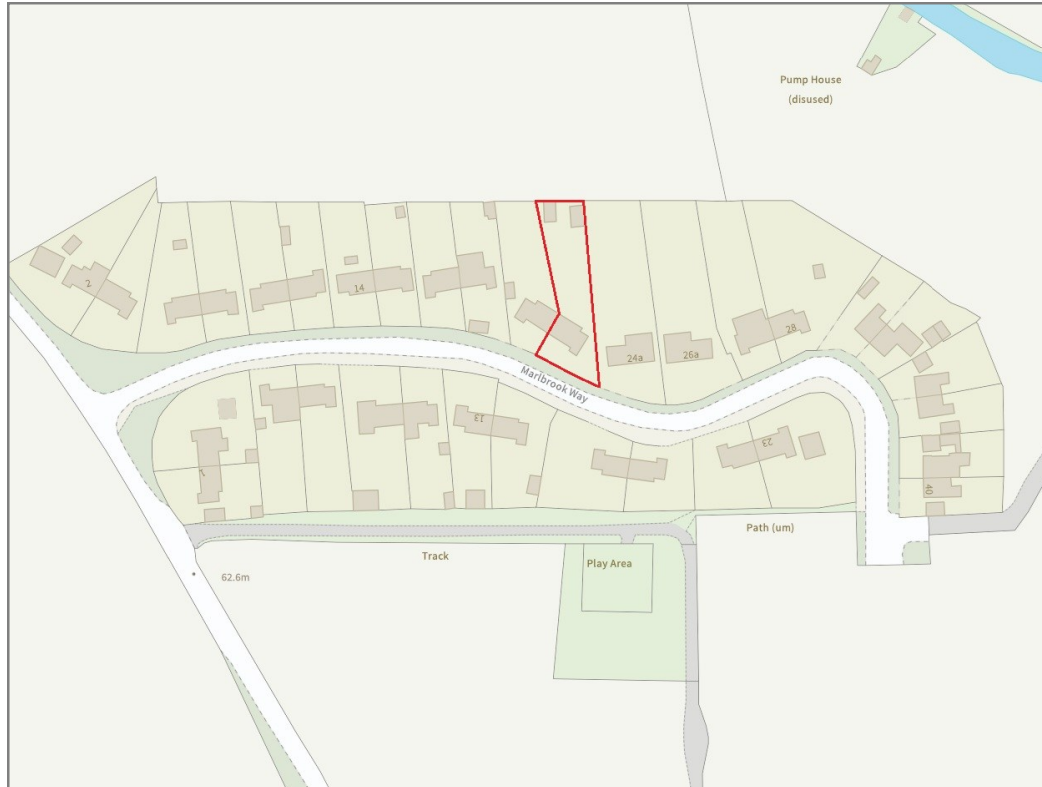
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>TBC</b>
Services	<b>All mains services are connected</b>

**Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

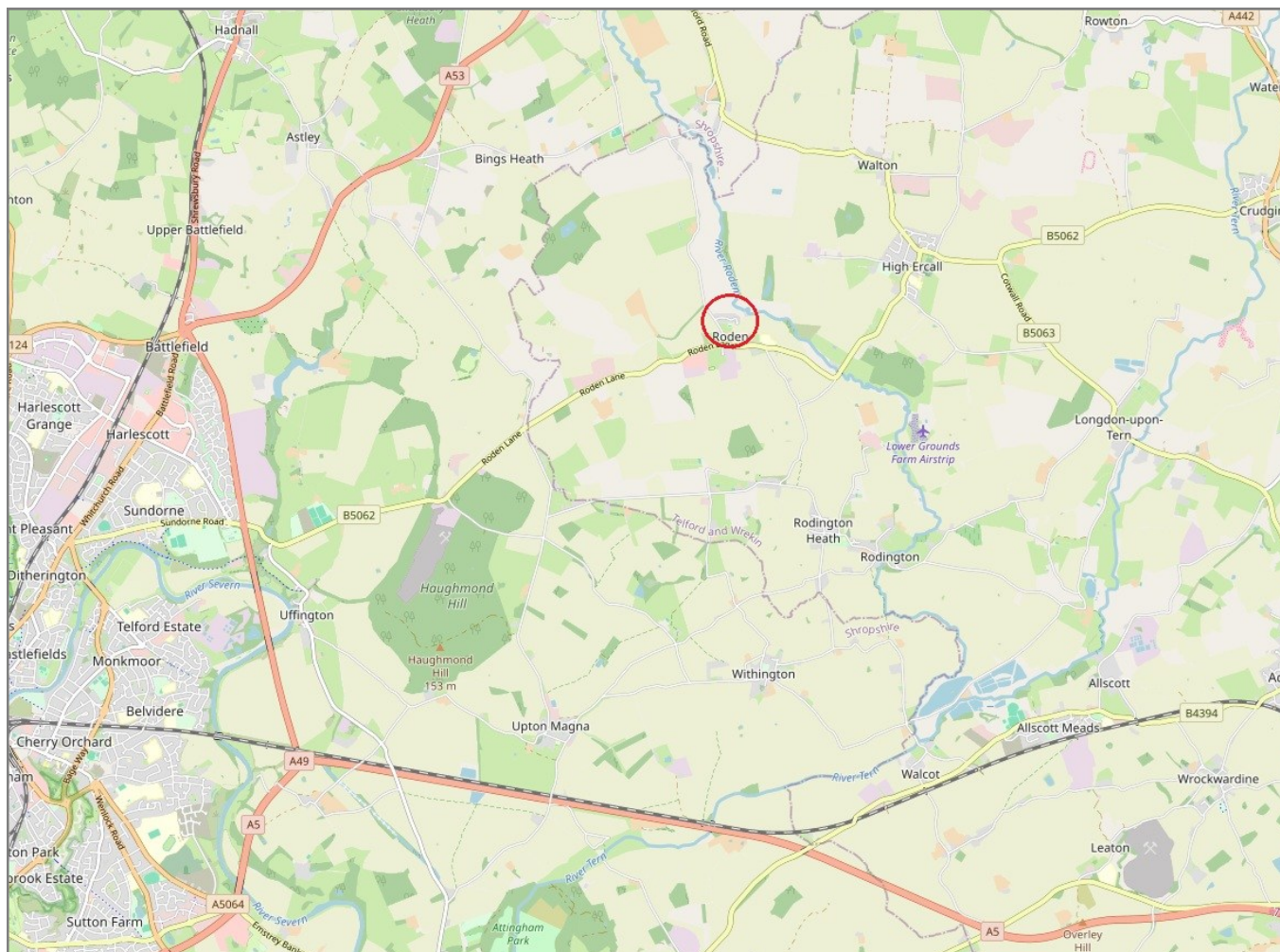


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