

7 WALCOT ROAD

RODINGTON | SHREWSBURY | SHROPSHIRE | SY4 4QQ

Halls 1845



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Shrewsbury 8.9 miles | Telford 9.6 miles
(all mileages are approximate)

AN ATTRACTIVE THREE-BEDROOM SEMI-DETACHED FAMILY HOME OCCUPYING A SUPERB RURAL POSITION, ENJOYING BEUATIFUL GARDENS AND FAR-REACHING COUNTRYSIDE VIEWS.

Charming country property
Situated in the popular picturesque area of Rodington
Superb expansive gardens with wonderful views of The Wrekin
Large plot with potential to extend STP
Generous driveway for numerous vehicles

Halls 1845

Shrewsbury Office
2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ
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E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

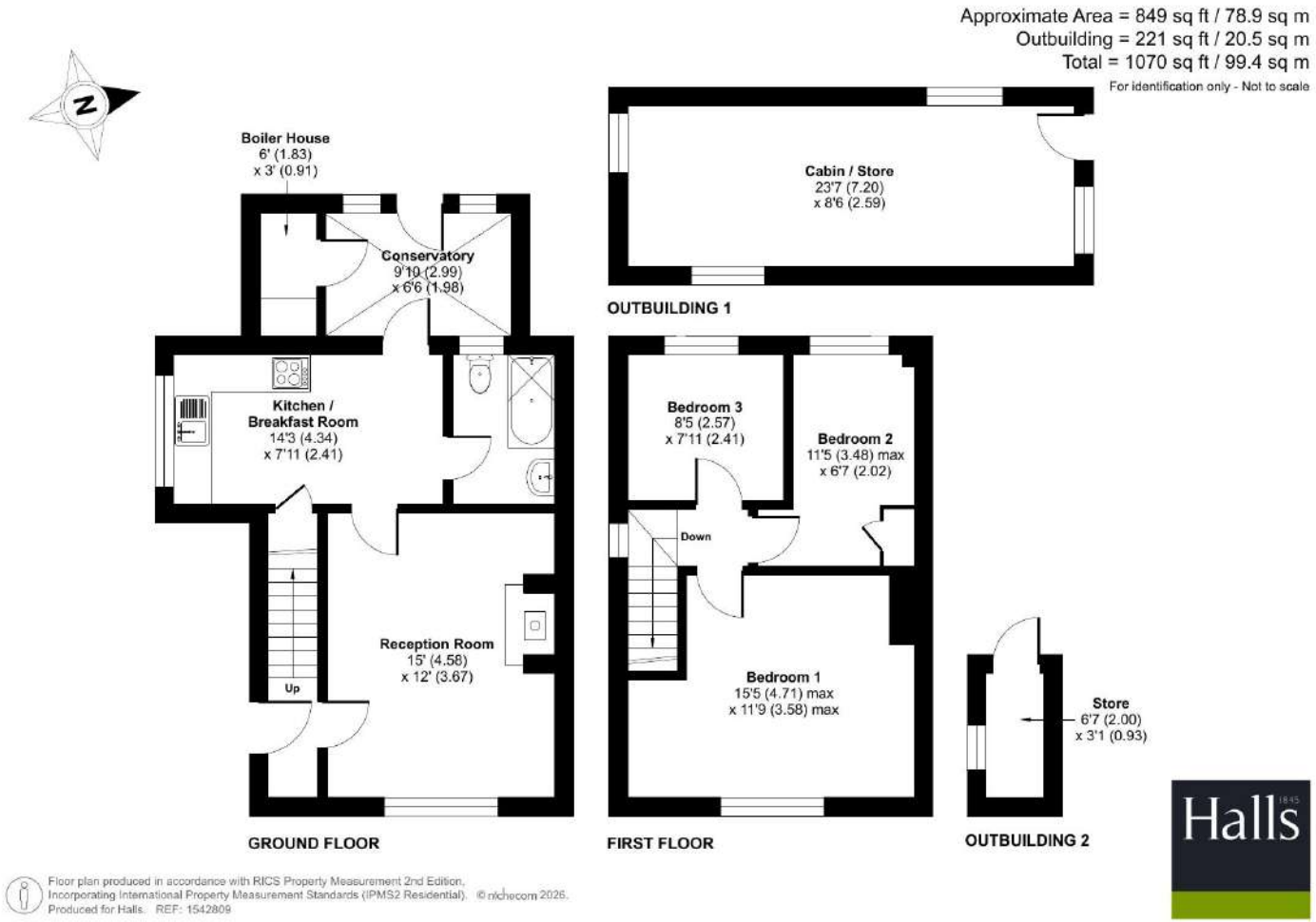
What3Words - ///stroke.toasters.lawn

From Shrewsbury take the B5062 Newport Road, pass Shrewsbury rugby club and carry on up the hill continue on down the bank. Take the first turning right sign posted Rodington. Continue on and take the first left for Somerwood. Follow this road through Somerwood and then on reaching Rodington Heath, proceed through the hamlet to open fields either side of the road and then on reaching the next part of the Hamlet, proceed to the end of the housing area and the property will be seen on the left hand side.

SITUATION

The property enjoys a peaceful rural setting, ideally positioned for those looking to enjoy the benefits of countryside living whilst remaining conveniently placed for access to the surrounding towns and amenities. Haughmond Hill, renowned for its beautiful woodland walks, scenic trails and panoramic views, is just a few miles away. There are also a number of popular local pubs and restaurants within a short drive, including The Haughmond at Upton Magna and The Corbet Arms at Uffington.

The property is particularly well positioned between the historic county town of Shrewsbury and Telford, both offering an excellent range of shopping, leisure and educational facilities. The location also provides convenient road connections towards the Midlands, making it an appealing proposition for those requiring accessibility alongside a more peaceful rural lifestyle.



PROPERTY

7 Walcot Road is a delightful semi-detached family home, occupying an enviable rural setting and enjoying some wonderful views across the surrounding countryside towards the Wrekin. The property offers well-proportioned and versatile accommodation, together with extensive gardens, a private gated driveway providing an excellent amount of parking and a useful detached portacabin, ideal for those requiring a home office or additional workspace.

The ground floor accommodation briefly comprises a spacious reception room, featuring a characterful log-burning stove, kitchen, conservatory/garden room and family bathroom.

To the first floor are three bedrooms, providing comfortable accommodation for family living. The property has been updated by the current owners and is well presented throughout.













OUTSIDE

Externally, the property is particularly appealing, with expansive gardens offering a wonderful degree of space, privacy and enjoyment of the surrounding rural setting. The gated driveway provides substantial off-road parking, whilst the portacabin offers an excellent opportunity for home working. There is also potential for further modernisation and improvement, with the possibility of extending to the side, subject to the necessary planning permissions.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water electricity and drainage. Oil fired central heating.

LOCAL AUTHORITY

Telford and Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA.

Tel: 01952 380000.

COUNCIL TAX

Council Tax Band - C



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.





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