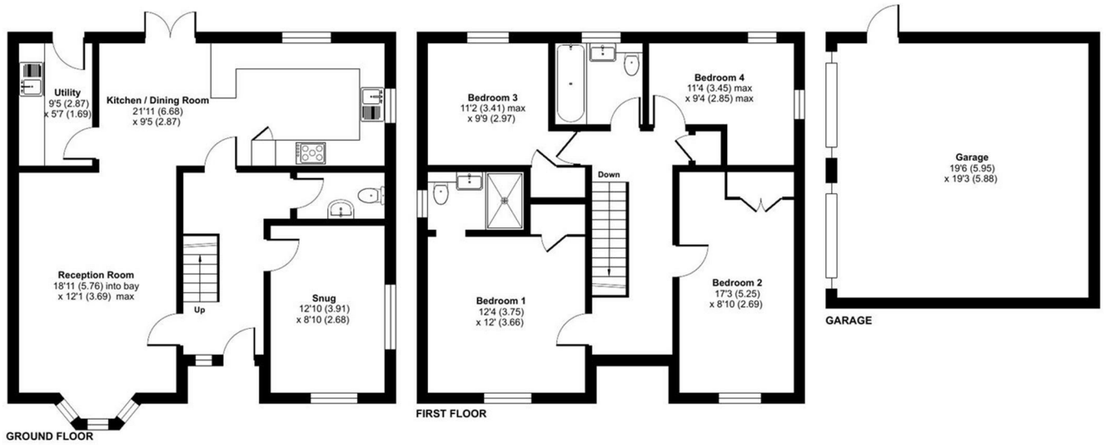
FOR SALE

9 Nursery Gardens, Roden, Telford, TF6 6FG

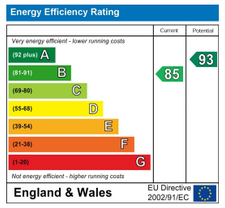
Approximate Area = 1472 sq ft / 136.7 sq m
Garage = 377 sq ft / 35 sq m
Total = 1849 sq ft / 171.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1366080

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

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Telford Sales
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FOR SALE

Offers in the region of £475,000

9 Nursery Gardens, Roden, Telford, TF6 6FG

Immaculately presented 4-bedroom detached home on an exclusive development of nine properties, featuring open countryside views, Neff appliances, quartz worktops, log burner, landscaped gardens, large entertaining patio, detached double garage with EV charger, and a prime semi-rural location.

FOR SALE

2 Reception Room/s

4 Bedroom/s

2 Bath/Shower Room/s

- **Prime Plot On Exclusive Development**
- **Open Views**
- **Semi-Rural Location**
- **High Specification Fittings Throughout**
- **EV Charging Point & Double Garage**
- **EPC Rating - B**

DESCRIPTION

An immaculately presented and high specification four-bedroom detached home occupying a prime plot within an exclusive development of just nine properties. Enjoying open countryside views to the front and far-reaching views towards Lawley from the rear bedrooms, this exceptional home combines modern luxury with a peaceful semi-rural setting.

The property offers spacious and beautifully designed accommodation throughout. The welcoming entrance hall leads to two generous reception rooms, including a stylish living room featuring a log burner, perfect for relaxing evenings. The stunning open-plan kitchen and dining area forms the heart of the home, fitted with high-end Neff appliances, sleek quartz worktops, and doors opening directly onto the rear garden, creating a perfect space for family living and entertaining. A useful utility room and downstairs WC complete the ground floor.

Upstairs, the property continues to impress with four well-proportioned bedrooms, including a superb master suite with an en-suite shower room and fitted storage, as well as a modern family bathroom. Each room has been finished to an excellent standard, with some offering wonderful far-reaching countryside views.

Outside, the home is complemented by beautifully landscaped gardens, designed for ease of maintenance and outdoor enjoyment. The rear garden features a large paved patio area ideal for entertaining and dining al fresco. To the front, there is open field views, ample driveway parking leading to a detached double garage, complete with an EV charging point.

Located in a desirable semi-rural position, the property offers the perfect balance of countryside tranquillity and convenient access to nearby amenities, schools, and transport links. This is an exceptional opportunity to acquire a truly special home in a sought-after and private setting.

LOCATION

The property is situated in the peaceful and picturesque hamlet of Roden, a sought-after rural location within easy reach of both Telford and Shrewsbury. Surrounded by beautiful countryside, the area offers a wonderful balance of rural living with excellent access to nearby amenities. The neighbouring village of High Ercall provides a range of local facilities including a primary school, village store, and pub, while Shrewsbury and Telford offer extensive shopping, dining, and leisure options. Commuters benefit from convenient road links via the A442 and A49, providing easy access to the wider Midlands motorway network.

ROOMS

GROUND FLOOR

RECEPTION ROOM
18'10" x 12'1"

SNUG
12'9" x 8'9"

KITCHEN/DINING ROOM
21'10" x 9'4"

UTILITY
9'4" x 5'6"

W.C.

FIRST FLOOR

BEDROOM ONE
12'3" x 12'0"

ENSUITE

BEDROOM TWO
17'2" x 8'9"

BEDROOM THREE
11'2" x 9'8"

BEDROOM FOUR
11'3" x 9'4"

BATHROOM

EXTERNAL

DOUBLE GARAGE

GARDEN

LOCAL AUTHORITY
Telford and Wrekin Council.

COUNCIL TAX BAND
Council Tax Band: E

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWINGS
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.