



7 Marlbrook Way, Roden, Shropshire, TF6 6BN

3 bedroom semi-detached house — £295,000 Freehold

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Coopergreenpooks.co.uk

£295,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

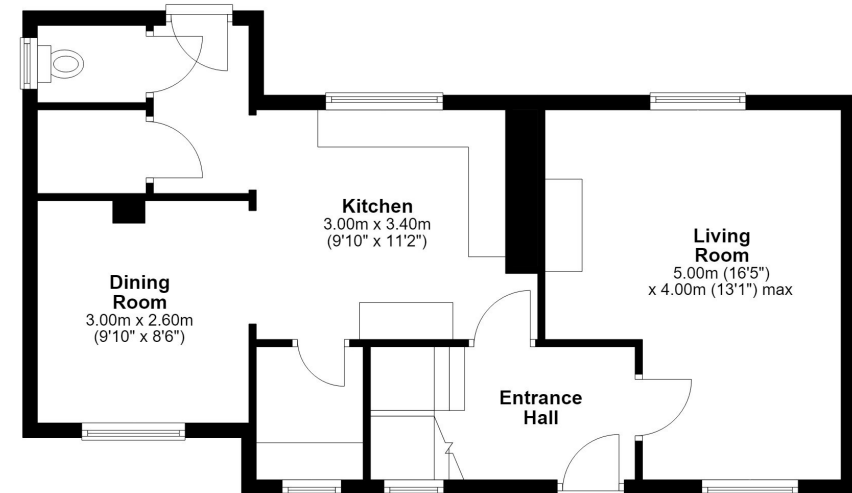
Occupying a lovely setting with views over adjoining fields, this well-appointed semi-detached house offer spacious and practical accommodation, with a large private garden and driveway parking, located just a 10-minute drive from Shrewsbury.

KEY FEATURES

- Good sized entrance hall with turning staircase to a light and spacious landing
- Large living room with windows to two elevations and feature wood burning stove
- Open plan kitchen/dining room, complete with a range of modern fitted units and access to the utility/pantry, as well as the rear hall which connects to a store, WC and garden
- On the first floor are three generous bedrooms and a separate family bathroom. Bedrooms one and two have built-in wardrobes and views over the rear garden and open fields
- uPVC double glazed windows and gas fired central heating throughout
- Large private rear garden, laid to lawn with a paved sun terrace, established borders, and gated access to both the front and rear. Beyond the garden is a lane providing vehicular access, which could be used to create garaging or additional parking if required
- To the front of the property is a further lawned garden and gravelled driveway
- Located within a quiet cul-de-sac on the fringe of a popular village, just a 10-minute drive from Shrewsbury
- Sold with vacant possession and no upward chain

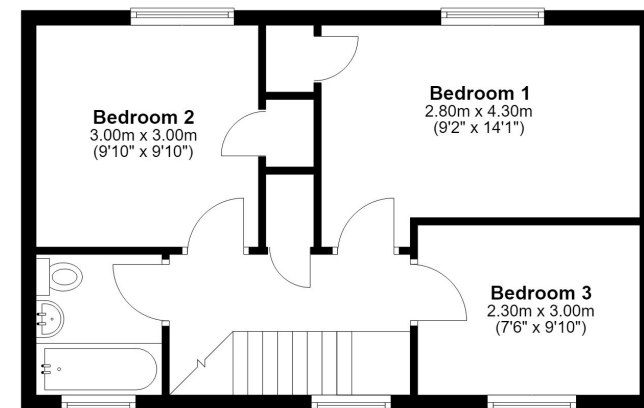
Ground Floor

Approx. 57.0 sq. metres (613.6 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.6 sq. feet)



Total area: approx. 97.8 sq. metres (1052.2 sq. feet)







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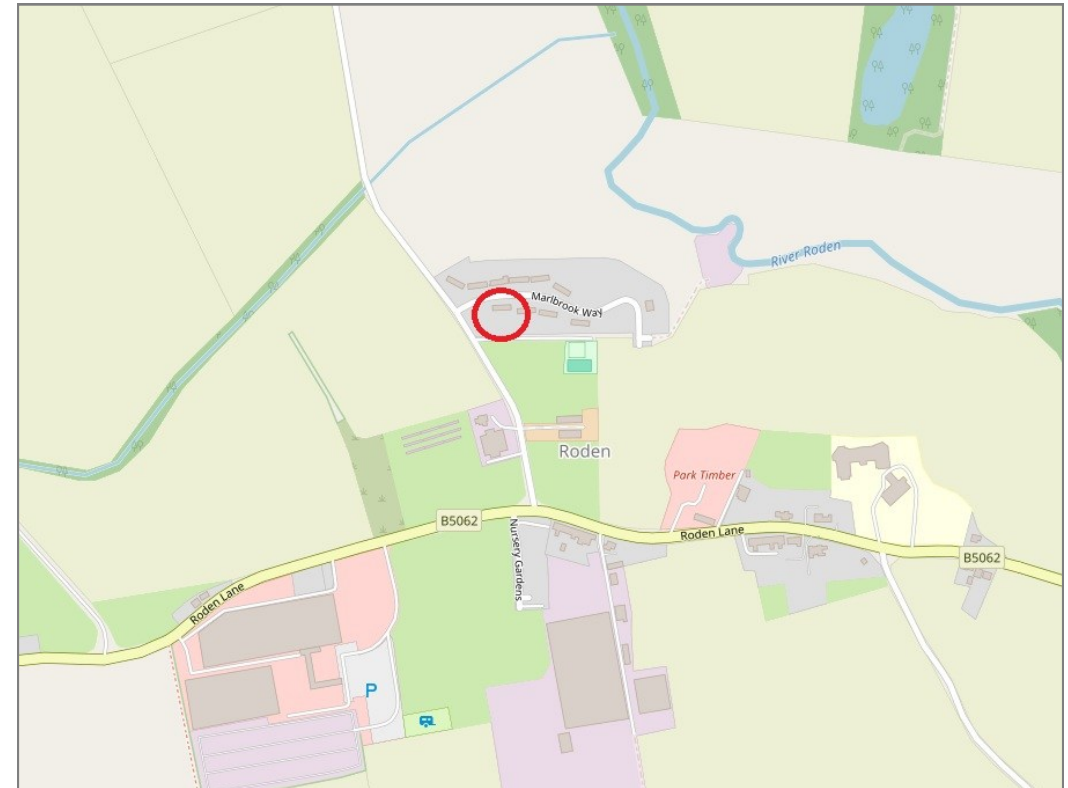
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band D
Services	Mains electricity, drainage and gas are connected

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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01743 276666



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

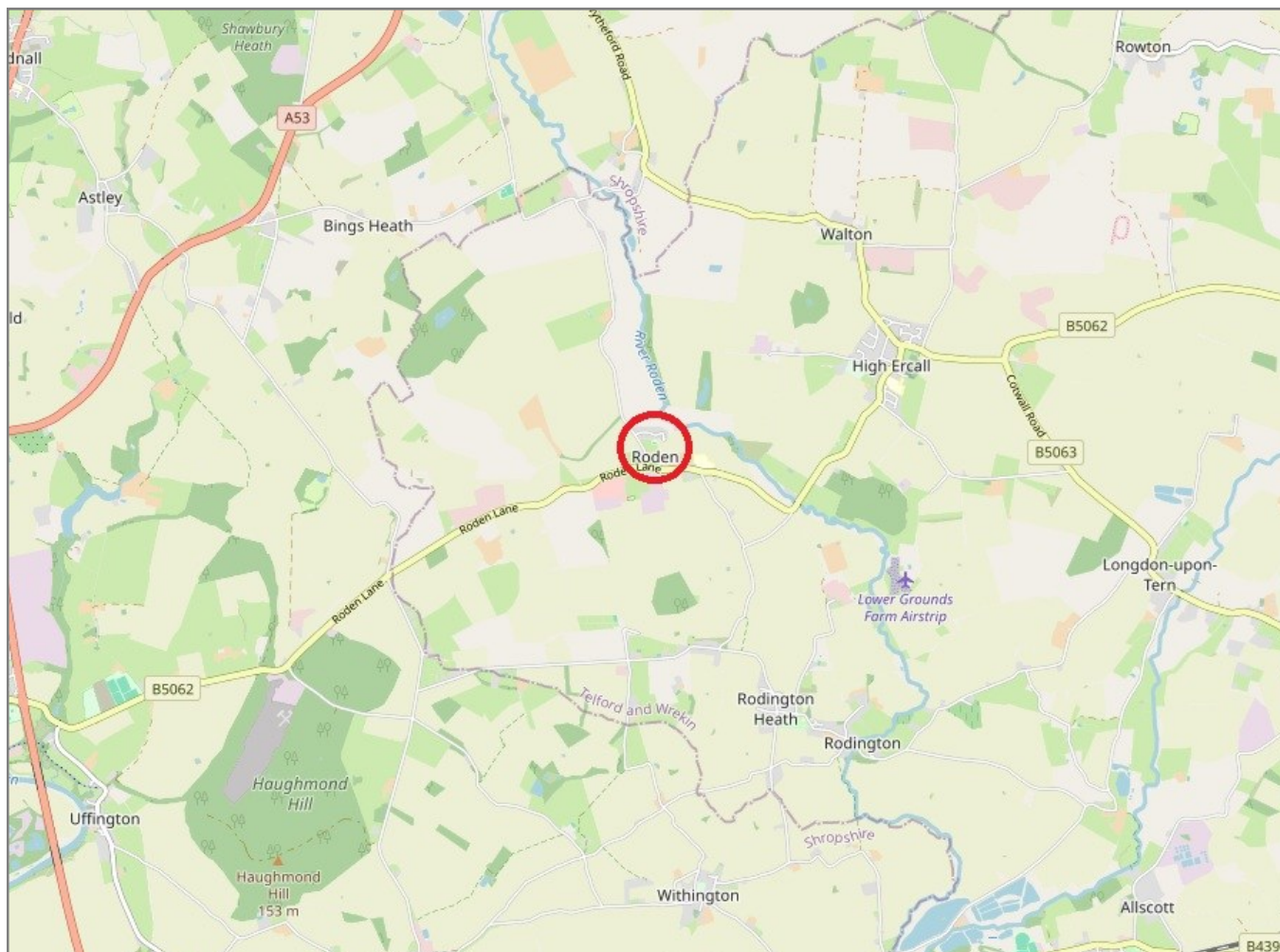
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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