



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.

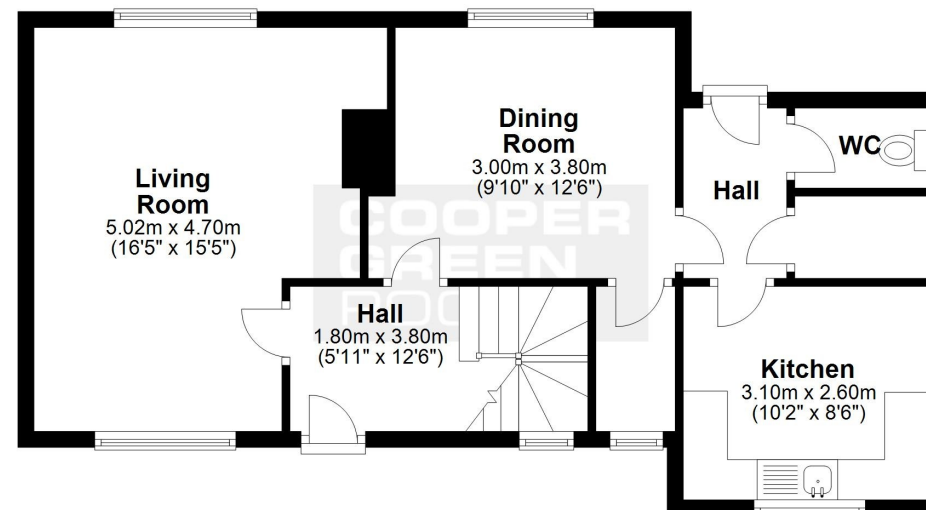
Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



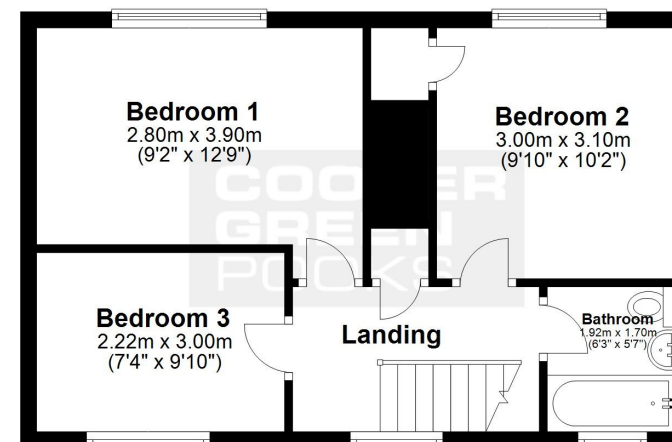
Ground Floor

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)







rightmove 



Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



24 Marlbrook Way, Roden, Telford, TF6 6BN

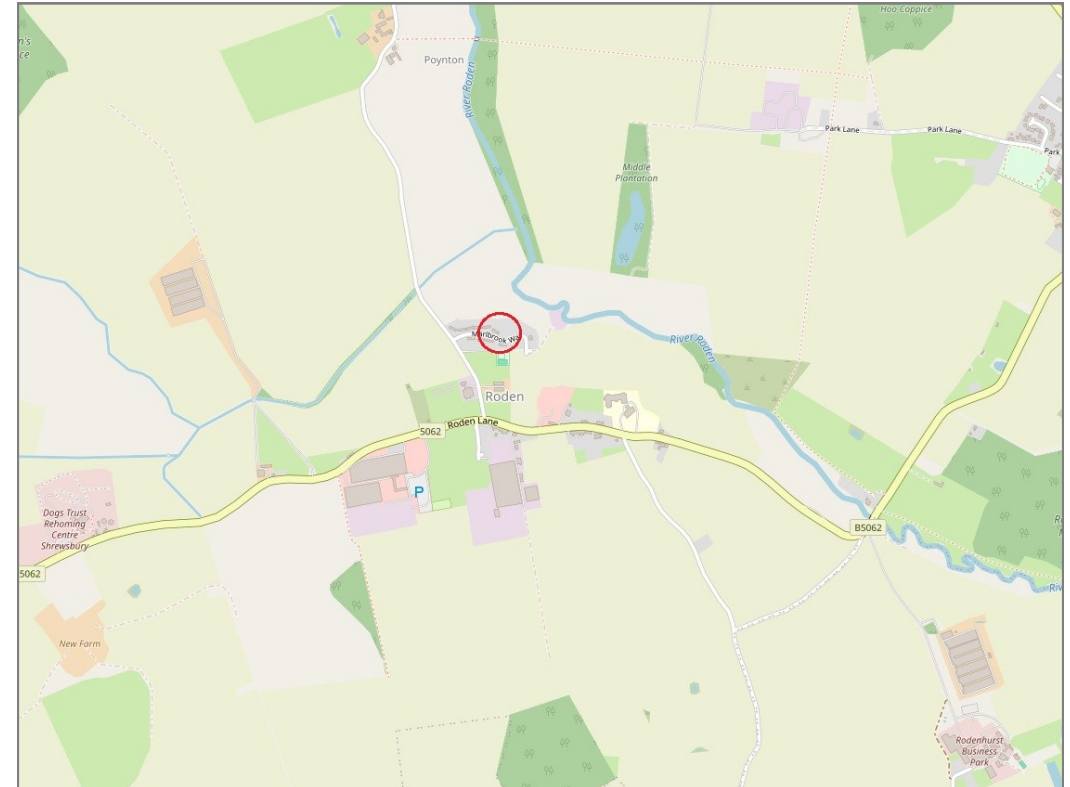
£230,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band D
Services	All mains services are connected

 **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.

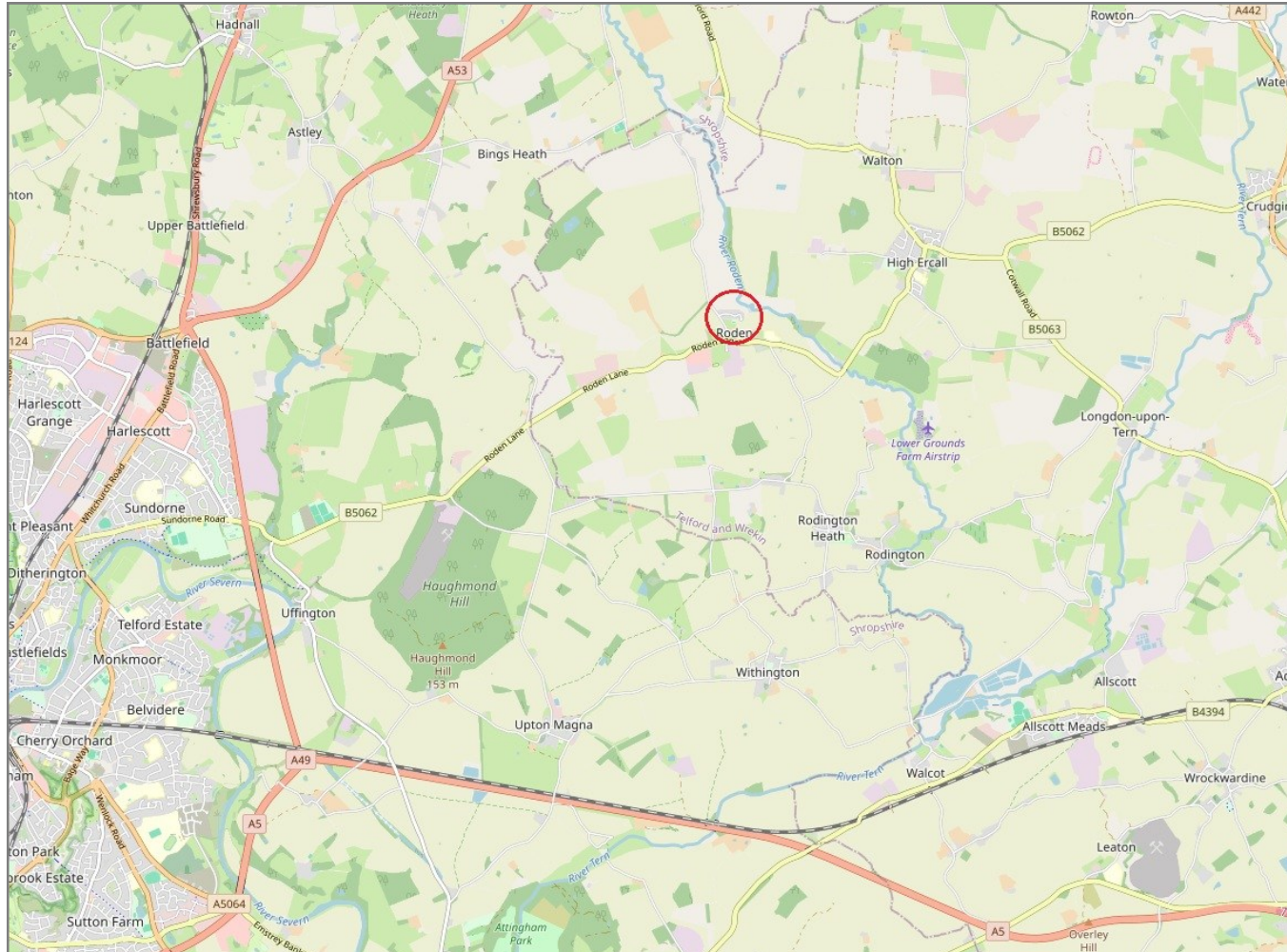
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

24 Marlbrook Way, Roden, Telford, TF6 6BN

Coopergreenpooks.co.uk

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

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.