



SAMUEL WOOD

Leasowes House, Rodington, Shrewsbury, Shropshire, SY4 4QS

Offers In The Region Of £675,000



Leasowes House, Rodington

Shrewsbury, Shropshire, SY4 4QS



- Stunning Four Bedroom Detached House in desirable village location
- Principal Bedroom with en-suite and his & hers fitted wardrobes
- Two further double bedrooms and family bathroom
- Splendid carefully designed low maintenance rear garden
- One of 2 houses built in 2017 with rest of 10 year building warranty remaining
- Beautiful rear aspect with far reaching views of Haughmond Hill
- Guest Bedroom with en-suite and his & hers fitted wardrobes
- Double Garage and driveway parking for several vehicles
- Great location for village pub, village hall and Dog walking
- Large Breakfast Kitchen with dining area and cosy Lounge with log burning stove

If you are looking for a stunning four-bedroom detached house with ample living space, a peaceful location, and close proximity to local amenities, then this beautiful property in Rodington is an ideal choice. Perfectly positioned in a peaceful location, this wonderful property offers spacious accommodation, elegant interiors, and a wealth of desirable features that will appeal to families and professionals alike. Rodington village itself offers a peaceful and tight-knit community feel while still being within easy reach of all the amenities and attractions that Shrewsbury and Telford have to offer. Both towns are a 6-7 mile drive away, providing a range of shopping, dining, and entertainment options. Excellent transport links, including access to the M54 motorway, make commuting to nearby towns and cities effortless. Don't miss the opportunity to make this exquisite house your new home – arrange a viewing today!

Upon entering the property, you are greeted by a spacious hallway that leads to the heart of the home. The large breakfast kitchen boasts a range of high-quality fitted units, quartz work surfaces, Rangemaster cooker and Bosch appliances. The attached dining area creates the perfect space for gathering with family and friends. The cosy lounge is a perfect place to relax and unwind, with its inviting atmosphere and a charming log-burning stove, ideal for those cosy winter evenings. The home office/study, situated at the front of the house, provides plenty of natural light, making it perfect for home working or hobbies. A guest cloakroom, an unusually large utility room, and ample storage complete the ground floor.

The principal bedroom is a haven of tranquillity, featuring an en-suite bathroom and his & hers fitted wardrobes, offering ample storage space. A second double bedroom also benefits from an en-suite and his & hers fitted wardrobes, providing a private and convenient space for guests or older children. Two further double bedrooms and a family bathroom complete the first-floor accommodation, ensuring plenty of space for everyone. There is a boarded loft which is fitted with power and lighting and is accessible via a drop down loft ladder.

One of the highlights of this stunning property is the beautifully designed, low-maintenance garden. The rear garden features raised beds planted with herbaceous plants, ensuring vibrant colour from April to November. A post-and-rope rose arbour adorned with repeat-flowering English climbers creates a picturesque summer focal point. The front garden enjoys the sun from early morning to mid-afternoon, while the rear garden benefits from sunshine from mid-morning through to the evening, offering the perfect setting for outdoor relaxation.

This property also benefits from a double garage and driveway which provides ample space for several vehicles. Additionally, the location of the house presents excellent opportunities for those who enjoy a local village pub, the convenience of the village hall, and stunning dog walks in the surrounding area.







Directions

What3words: ///downs.tank.sorch

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 4 Mbps & Superfast 80 Mbps.
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford , TF3 4JG

Council Tax Band: F

Mortgage Services: We offer a no obligation mortgage service. Please ask a member of our team for further details.

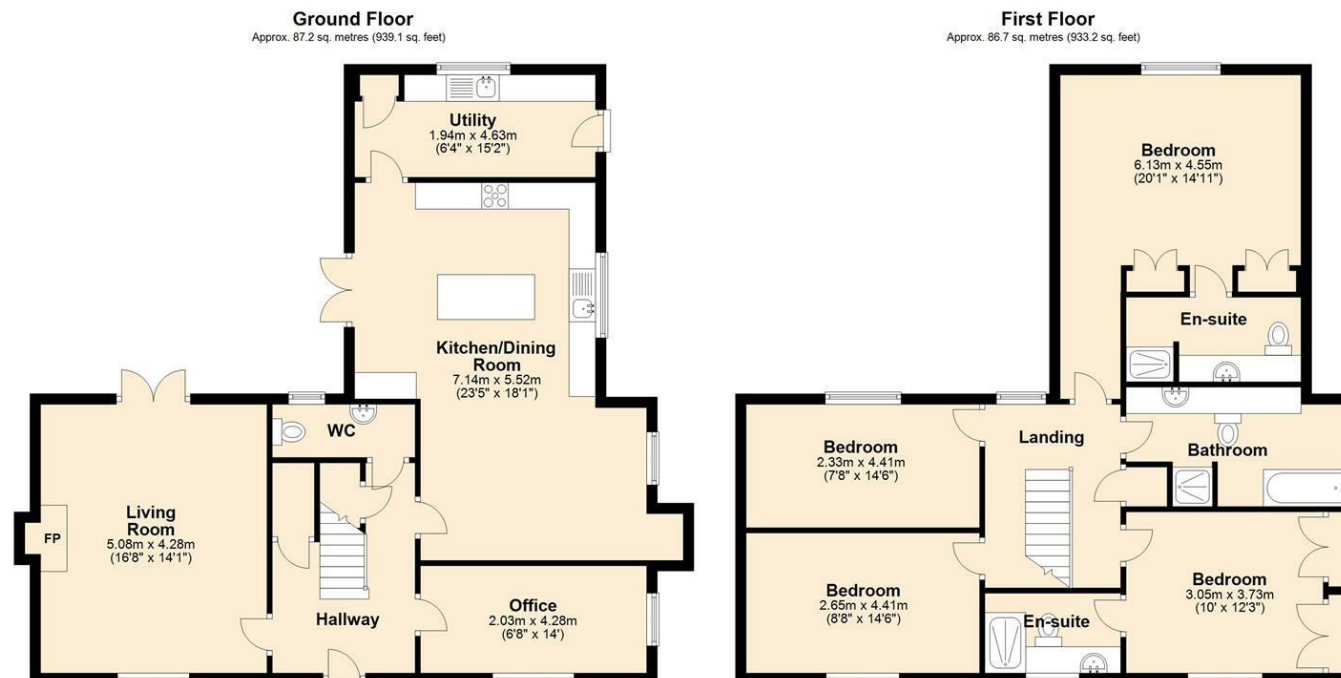
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler; a link will be emailed to you when your offer has been accepted.

These details are awaiting final approval and may be subject to some changes.







We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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