



Zaza Johnson & Bath
Estate Agents

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20 Marlbrook Way, Roden, Telford, Shropshire, TF6 6BN

Offers in the Region Of £335,000

Enjoying beautiful open countryside views and spacious accommodation throughout sits this extended three bedroom semi detached family home. Spacious accommodation comprises of: Entrance Hall, WC, Living Room, Extended modern Kitchen/Dining Room, Conservatory, 3 Bedrooms, Bathroom, Private Rear Garden, Good Size Driveway, NO UPWARD CHAIN.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

uPVC double glazed entrance door.

Entrance Hall 12' 5" x 6' 1" (3.78m x 1.85m)

Grey tile effect flooring, radiator, carpeted staircase to First Floor Landing, understairs storage cupboard, double glazed window to the front.

WC 6' 1" x 2' 8" (1.85m x 0.81m)

Fitted with wash basin set to vanity unit, WC, tiled flooring, radiator, double glazed window to the front.

Living Room 16' 4" x 13' 3" (4.97m x 4.04m)

Carpet, double glazed window to the front, radiator, uPVC double glazed French doors leads to Conservatory, fireplace with slate hearth and open grate.

Kitchen/Dining Room 20' 7" x 19' 8" (6.27m x 5.99m)

The Kitchen Area is beautifully fitted with an excellent range of contemporary grey units, quartz work tops with inset composite sink unit, matching breakfast bar with storage beneath and down lighting above, integrated double oven, dishwasher, fridge and freezer, 4 ring induction hob with filter hood above and glass splash back, tiled flooring, contemporary column style radiator, double glazed window to the front, Velux roof light providing more natural lighting, double glazed bi-fold doors opening into Conservatory. The Dining Area has grey wood effect tiled flooring, uPVC double glazed French doors opening in to Conservatory, radiator.

Conservatory 24' 5" x 10' 5" (7.44m x 3.17m)

A lovely light room with solid wood flooring, sunken spot lights, cast iron log burner set to tiled base and tiled surround, double glazed windows provide beautiful views over the garden and towards open countryside, double French doors provide access to garden.

First Floor Landing 9' 7" x 6' 1" (2.92m x 1.85m)

Double glazed window to the front, access to loft space, built in airing cupboard with radiator.

Bedroom 1 16' 4" x 8' 8" (4.97m x 2.64m)

Carpet, radiator, dual aspect double glazed windows to the front and rear with views over garden and open countryside beyond.

Study/Office Area 6' 1" x 5' 6" (1.85m x 1.68m)

A separate Landing Area which could be used as a Study/Office Space with radiator and double glazed window to the front.

Bedroom 2 12' 10" x 9' 1" (3.91m x 2.77m)

Carpet, double glazed window overlooking rear garden with views over countryside beyond, built in storage cupboard, radiator.

Bedroom 3 10' 9" x 11' 0" (3.27m x 3.35m)

Carpet, double glazed window to the rear, again with views over open countryside, radiator.

Bathroom 9' 8" x 7' 0" (2.94m x 2.13m)

Tile effect vinyl flooring, fitted with 4 piece suite including corner shower cubicle with aqua-boarding, wash basin set to vanity unit with storage beneath, WC, freestanding deep bath, radiator, double glazed window to the front.

Rear Garden

From the Kitchen bi-fold doors open on a large paved patio with good size lawn beyond with established shrubs. Paved and gravel pathway leads to Summer House and further gravel patio area with covered pergola and garden shed (available by separate negotiation). Pathway to the side with gated access to the front of the property. Enclosed by fencing and hedging with lovely open views over countryside beyond.

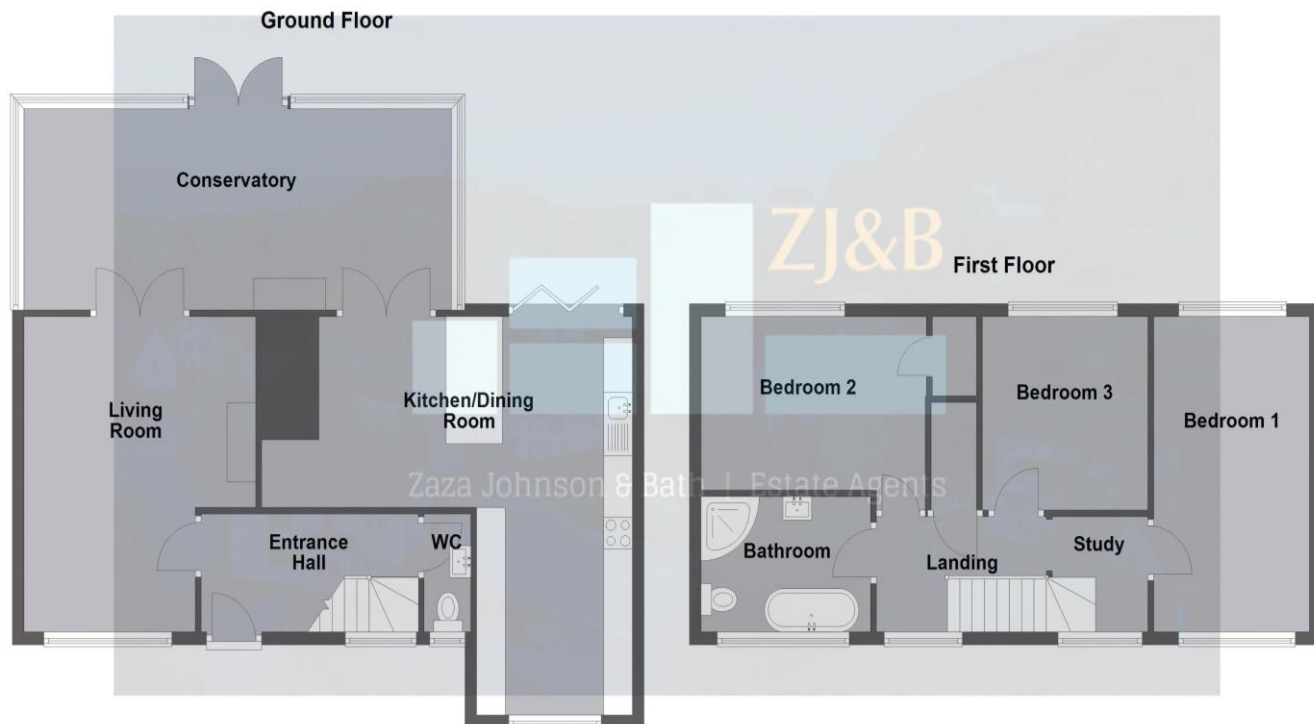
External - Front

Approached onto a large gravel driveway providing ample parking and turning space for several cars. Large wooden store/garage. Enclosed by fencing and hedging.

Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



20 Marlbrook Way, Roden, Telford

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)			
20 Marlbrook Way Roden TELFORD TF9 6BN	Energy rating C	Valid until: 22 October 2034	Certificate number: 2423-3943-3200-5414-2204
Property type Semi-detached house			
Total floor area 138 square metres			
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).			
Energy rating and score This property's energy rating is C. It has the potential to be B. See how to improve this property's energy efficiency.		The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

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