

6 Rodington Fields, Rodington, Shrewsbury, Shropshire,
SY4 4FE

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £635,000

Viewing: strictly by appointment through the agent

Situated on this small and exclusive modern development, within the sought after village location of Rodington, this is a beautifully improved four double bedroom detached family home, offering spacious and contemporary living, finished to a high standard throughout. The property has been thoughtfully enhanced by the current owners and stylishly presented with a modern interior that perfectly balances comfort and practicality. Generously proportioned accommodation includes welcoming reception spaces and an impressive open plan kitchen/diner family room ideal for family life and entertaining along with four well appointed double bedrooms (two of which have ensuite shower rooms). Combining modern design and a highly desirable location, this exceptional well presented home presents a wonderful opportunity for buyers seeking a high quality family residence in the heart of Rodington. The village is ideally situated for access to the medieval town Centre of Shrewsbury and new town of Telford, with Junction 7 of the M54 motorway network being a short distance away. Village amenities include: public house, village hall, church and vast variety of tranquil walks including the nearby Haughmond Hill. Early viewing comes highly recommended by the agent for the property and its location can be fully appreciated.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, study/snug, lounge with feature media wall, contemporary bespoke refitted kitchen/diner/family room, utility room, large first floor landing, master bedroom with stylish ensuite shower room, guest bedroom with modern ensuite shower room, further two double bedrooms, attractive family bathroom, front and part walled southerly facing rear gardens with hot tub, substantial brick paved driveway, large detached brick built double garage, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises

Double glazed entrance door gives access to:

Reception hallway

Having LVT wood effect flooring, radiator, under-stairs storage cupboards.

From reception hallway door gives access to:

Cloakroom

Having WC with hidden cistern, pedestal wash hand basin with mixer tap over, radiator, half tiled to walls, UPVC double glazed window to rear, recessed spotlights to ceiling, vinyl tiled effect floor covering.

Door from reception hallway gives access to:

Lounge

20'8 x 11'11

Having UPVC double glazed window with fitted shutters to front, UPVC double glazed French doors giving access to rear gardens with UPVC double glazed window above, media wall with space for TV and display units to side and contemporary remote control log and coal effect electric fire, radiator.

Door from reception hallway gives access to:

Study/ snug

11'9 x 9'3

Having UPVC double glazed window with fitted shutters to front, radiator.

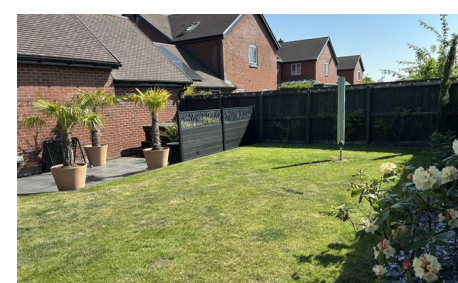
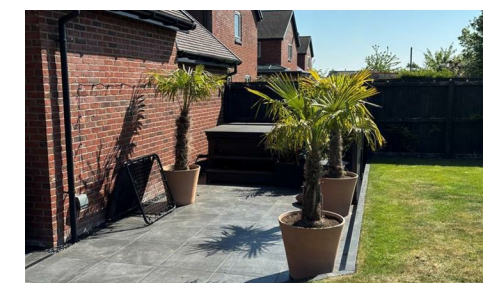
Door from reception hallway gives access to:

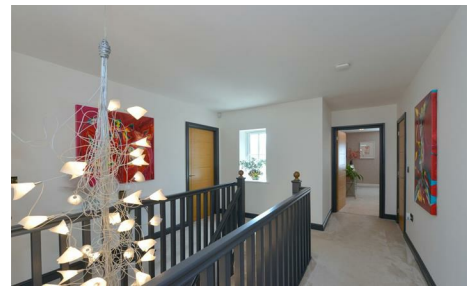
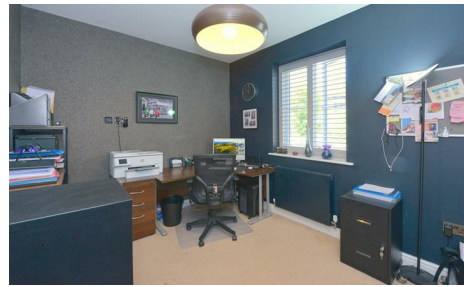
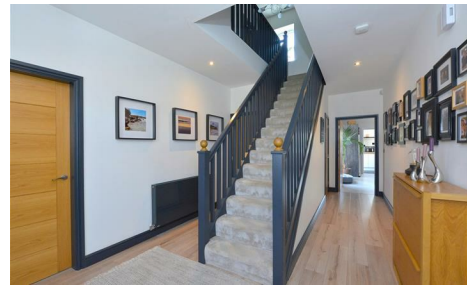
Contemporary bespoke refitted kitchen/diner/family

25'4 max reducing down to 13'11 min x 14'6 excludi

And comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, fitted quartz worktop with inset granite style sink drainer unit with mixer tap over, integrated oven, microwave, Bora four ring induction hob with centralised extractor, integrated dishwasher, wine cooler, space for American style fridge freezer with storage cupboard above and wine rack to side, contemporary wall hung radiator, LVT wood effect flooring, recessed spotlight's to ceiling, two UPVC double glazed windows to side with fitted shutters, UVC double glazed French doors giving access to rear gardens with UPVC double glazed window above.

Door from kitchen/diner/family room gives access to:





Utility room

14'5 x 6'4

Having a modern and base unit with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, space for appliances, tiled effect floor covering, UPVC double glazed window to rear, recessed spotlights to ceiling, radiator, composite double glazed door giving access to rear gardens of property, tiled splash surrounds.

From reception hallway a feature centralised stair case lead to:

Large first floor landing

Having UPVC double glazed window to rear, loft access, cupboard housing Tempest pressurized water system.

Doors from first floor landing then give access to: Four good size bedrooms and modern family bathroom

Bedroom one

16'3 max reducing down to 11'0 x 14'5

Having two UPVC double glazed windows, radiator, fitted mirror fronted double wardrobe.

Door to:

Stylish en-suite shower room

Having large tiled shower cubicle with drench shower over plus wall mounted mixer shower, WC with hidden cistern, wall hung wash hand basin with mixer tap over, part tiled to walls, tiled floor, wall mounted extractor fan, recessed spotlights to ceiling, UPVC double glazed window to side.

Bedroom two

20'8 11'8

Having UPVC double glazed windows to front and side of property recessed spotlights to ceiling, two radiators, built-in mirror fronted double wardrobe.

Door to:

Modern en-suite shower room

Having large tiled shower cubicle with drench shower over plus additional wall mounted mixer shower, WC with hidden cistern, wall mounted wash hand basin with mixer tap over, tiled floor, part tiled to walls, recessed spotlights to ceiling, wall mounted extractor fan, double glazed roof window, heated chrome style towel rail.

Bedroom three

11'6 x 11'5

Having UPVC double glazed window to rear, radiator.

Bedroom four

15'4 x 8'11

Having UPVC double glazed window with a pleasing aspect to front, radiator.

Family bathroom

Having a three piece suite comprising: panelled bath with wall mounted mixer shower over and glazed shower screen to side, wall hung wash hand basin with mixer tap over, WC with hidden cistern, part tiled to walls, tiled floor, UPVC double glazed window, recessed spotlights to ceiling, wall mounted extractor fan, heated chrome style towel rail.

Outside

To the front of the property there is an enclosed garden with two pedestrian gated access leading to a brick paved pathway giving access to front door. The front gardens are laid to lawn with inset shrubs. To the side of the property there is a large brick paved driveway providing ample off street parking for a number of vehicles which gives access to:

Detached brick built double garage

20'6 x 19'7

Having two electrically operated up and over doors, fitted power and light, UPVC double glazed window and pedestrian service door to side.

In between the house and garage gated pedestrian access then leads to the property's good size :

Southerley facing rear gardens

The property benefits from an extensive brick-paved sun terrace, additional stone sections, lawned gardens, an outside cold tap, and exterior lighting points. There are also attractive stone borders with inset shrubs, along with a hot tub which is included in the sale. The rear gardens are enclosed by a combination of fencing, hedging, and brick walling, providing a private and enclosed outdoor space.

AGENTS NOTE

The vendors inform us that there is an annual maintenance charge of approximately £374.00 per annum for the up keep of the development.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regu

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Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage Services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

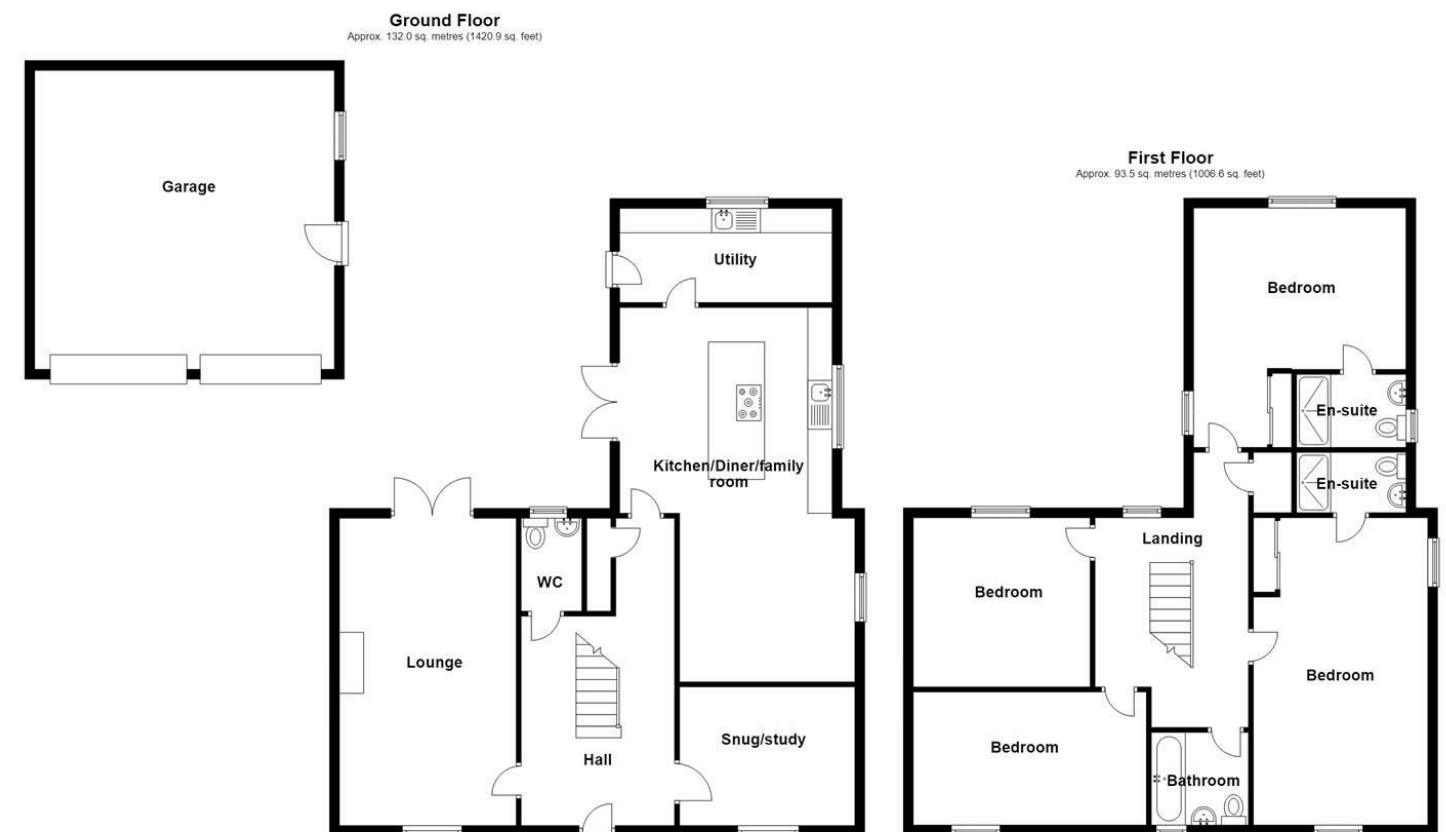
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Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



Total area: approx. 225.5 sq. metres (2427.5 sq. feet)

For illustrative purposes only Not to scale
Prepared by Shropshire Property Professionals
Tel: 01743 357 000 - www.spp-property.co.uk
Plan produced using PlanUp.