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The Laurels, Rodington, Shrewsbury, Shropshire, SY4 4QN

www.hbshrop.co.uk









Offers In The Region Of £640,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

The Property Ombudsman

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
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Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are 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.
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Occupying a slightly elevated and a generous sized plot, this a spacious and individual five bedroom detached house which offers well proportioned, versatile and substantial iving accommodation throughout. It includes a large ground floor area adapted for disabled use which could also be used as a separate annex, family room, or games room. Rodington is a sought after village location, surrounded by beautiful Shropshire countryside, with equally easy access to both the bustling, historic town of Shrewsbury and the facilities in the new and booming town of Telford. The village has a local pub, a parish church and village hall. Despite the peaceful atmosphere, Rodington is a lively and friendly community, offering all the advantages of village life.The A49 and A5 are both within 5 miles of Rodington which provides rapid access to the M54 and motorway network. Early viewing comes highly recommended by the agent, so this most interesting property can be fully appreciated.

The accommodation briefly comprises, the following: Entrance hallway, inner hallway, cloakroom, dining room/sitting room (as required), lounge, kitchen/diner, large ground floor bedroom with wet room (this has been adapted for disabled use but could also be part a great self-contained annex), cellar, first floor landing, master bedroom with en-suite bathroom, three further bedrooms, separate family shower room, substantial front, side and rear enclosed gardens, good sized driveway, double garage, double glazing, oil fired central heating. Viewing is highly recommended. For further detail the accommodation comprises:

uPVC double glazed entrance door with uPVC double glazed window to side gives access to:

Hallway
Having 3 tile mix tiled floor, radiator. Doorway from hallway gives access to:

Cloakroom
Having low flush WC. wall-mounted wash hand basin, radiator, tiled floor, part tiled to walls, uPVC double glazed window.

Door from hallway gives access to:

Inner hallway
Having radiator, tiled floor. From inner hallway door gives access to:

Dining room / sitting room
15'7 x 10'9
(as required)
Having uPVC double glazed window, exposed antique pine wooden flooring. From dining room door gives access to:

L-shaped lounge
22'2 max x 16'6
Having impressive wood burning stove set to a feature brick style chimney breast with inset mantel above. two sliding patio doors give access to the property's front and side gardens, uPVC double glazed window, two radiators.

From inner hallway gives access to:

Rear lobby
Having part glazed door giving access to the gardens, uPVC double glazed window, radiator, tiled floor.

Door from hallway gives access to:

Kitchen/diner
12'7 x 12'3
Having eye level and base units with built-in cupboards and drawers, integrated oven with four ring ceramic electric hob and stainless steel cooker canopy over, integrated fridge and freezer, glass display cabinets, three double glazed windows , fitted worktop with inset twin stainless steel sink with drainer unit to side and mixer tap over, tiled splash surrounds, tiled floor, radiator, Featured brick wall , exposed beams/timbers to ceiling.

Door from hallway gives access to:





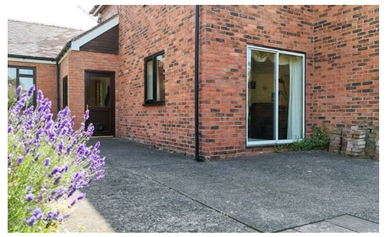














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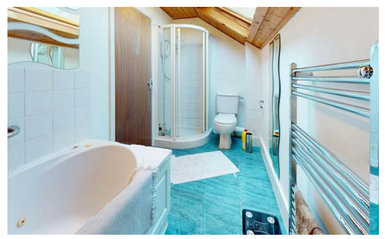
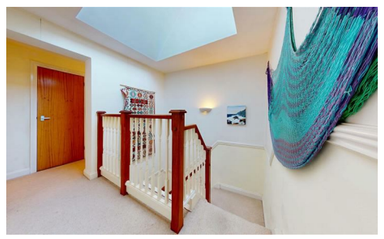










Bedroom / annex/ family or games room
23'8 x 17' max
Wood effect flooring, double glazed window, double glazed sliding patio door, feature exposed brick wall, built-in mirror fronted wardrobe, radiator, Access to boarded loft space . Door from bedroom gives access to:

Wet room
With low flush WC, wall-mounted electric shower, wall-mounted wall hand basin, heated chrome style towel rail, non slip floor covering, tiled floor.

Door from inner hallway leads to a staircase that leads down to:

Cellar
Floor mounted oil fired central heating boiler fitted light.

From inner hallway stairs rise to:

First floor landing
Having large double glazed roof window, loft access leading to a boarded attic space, radiator, airing cupboard with hot water tank cylinder unit. From first floor landing doors then give access to: Four bedrooms and shower room.

Bedroom
15'7 x 12'4
Having uPVC double glazed windows, exposed pine wooden flooring, radiator, fitted mirror fronted double wardrobe, loft access leading to an un-boarded loft space. Door from bedroom gives access to:

En-suite bathroom
Having jacuzzi style bath with antique mixer tap over, tiled shower cubicle, low flush WC, wash hand basin, tiled floor, part tiled to walls.

Bedroom
13'4 x 12'0
Having two double glazed windows with pleasing aspect, radiator, built-in double wardrobe with secondary cylinder unit if required (which is heated by the wood burner), radiator.

Bedroom
14'5 x 9'6
Having two double glazed windows, radiator.

Bedroom
10'8 x 9'11
Having two double glazed windows with pleasing aspect , radiator, built-in wardrobe.

Shower room
Having a generous sized shower cubicle, low flush WC, pedestal wash hand basin, part tiled to walls, double glazed window to the rear, heated chrome style towel rail.

Outside
The property is approached by a generous sized driveway with a turning area. Driveway access is given to:

Double garage
Having two up and over doors with power and light.

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Gardens
The front gardens of the property are generous in size with a lawn, substantial stoned paved patio / sun terrace, raised beds and shrubs enclosed by mature hedging. To the side of the property there is a further lawned garden area with mature shrubs and access leading to Church Road. At the rear of the property there is a paved area with lighting point and the rear garden is mostly laid to lawn with mature shrubs and bushes. On the other side of the house, between the drive and the rear gardens lies the second side garden, partially laid to lawn with flower beds and a path leading to a garden shed. The raised flower beds boast feature sandstone rocks. The vendor has informed us that the property sits in a plot extending to approximately 1/3 of an acre.

Services
Mains water, electricity, and drainage are all provided at the property. There is a telephone line installed with access to superfast broadband.

Council Tax Band F
As taken from the Gov.uk website we are advised the property is in Band F - again we would recommend this is verified during pre-contract enquiries.

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.

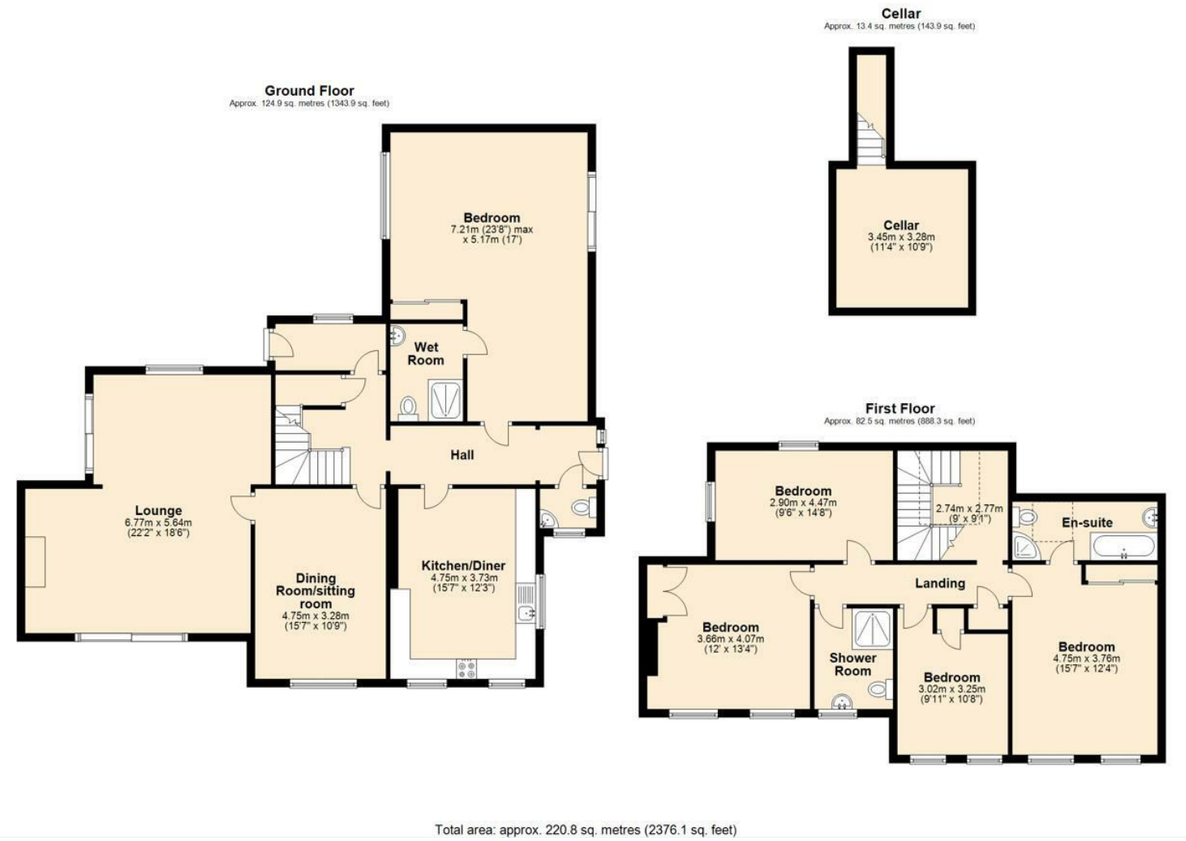
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Directions
As you enter Rodington, continue past the Bull public house (on your right hand s de), and just before the Church (on your left hand side), turn right, and the property will be found (on the left hand side), clearly identified by our For Sale board.



Total area: approx. 220.8 sq. metres (2376.1 sq. feet)

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