



**Rodwin, Allscott, Telford, TF6 5SQ**

5 bedroom detached house — £650,000 Freehold

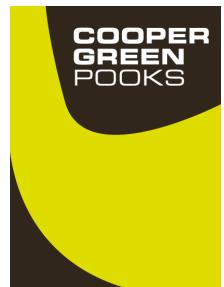
£650,000 Freehold — 5 bedroom detached house

sales@cgpooks.co.uk

**A very attractive and substantial detached family home offering versatile and spacious accommodation with lots of original features. The property is conveniently located between both Shrewsbury and Telford, whilst being set within a secluded plot and surrounded by beautiful established gardens which adjoin open fields.**

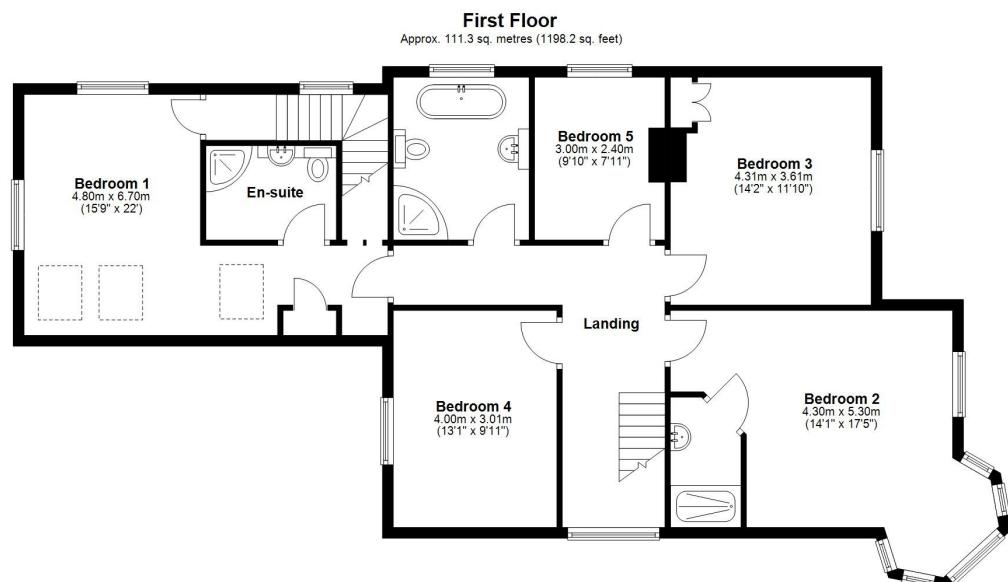
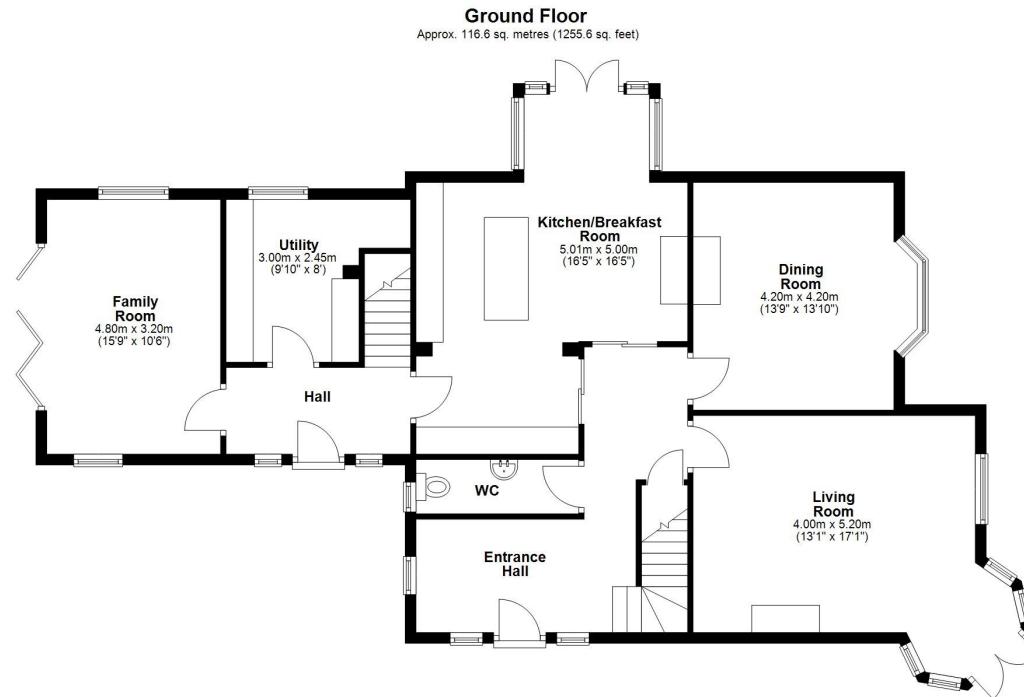
#### **KEY FEATURES**

- Covered entrance area to a good-sized hall with original oak parquet flooring, stained glass windows and stripped pine doors to rooms.
- Separate living and dining rooms both with bay windows and open fireplaces. The living room also has glazed double doors to garden.
- Family room with wood effect flooring, windows to 2 elevations and bi folding doors opening onto the rear sun terrace and garden.
- Spacious open plan kitchen/breakfast room with quarry tiled flooring and further glazed double doors to garden. The kitchen area has been re fitted to include a stylish and modern range of units with high quality integrated appliances.
- Rear entrance hall with large utility room and there is also a cloakroom off the main entrance hall.
- Staircase from hall to the main landing area where there are 5 bedrooms and a well fitted family bathroom with freestanding bath and separate shower.
- Two of the bedrooms both have en suite shower rooms and the main bedroom has its own private landing area and a secondary staircase to the side entrance hall, which allows the rear section of the house to be used as a self-contained annex if required.
- Replacement double glazed windows and oil-fired central heating.
- The property is initially approached over a long private driveway shared with the similar neighbouring property. There is an extensive private parking area for several cars and a double garaging to the rear. There is also an EV charging point.
- Superb private and mature gardens which adjoin open fields and are mainly laid to lawn with established trees, beds and sizable sun terraces.
- The property is conveniently situated within easy access of both Telford and Shrewsbury and is also just a short walk from some of the villages new amenities, such as the local primary school and excellent purpose built sports complex which provides football and cricket pitches, along with an active social club. Wellington station is also only 3.7 miles away.



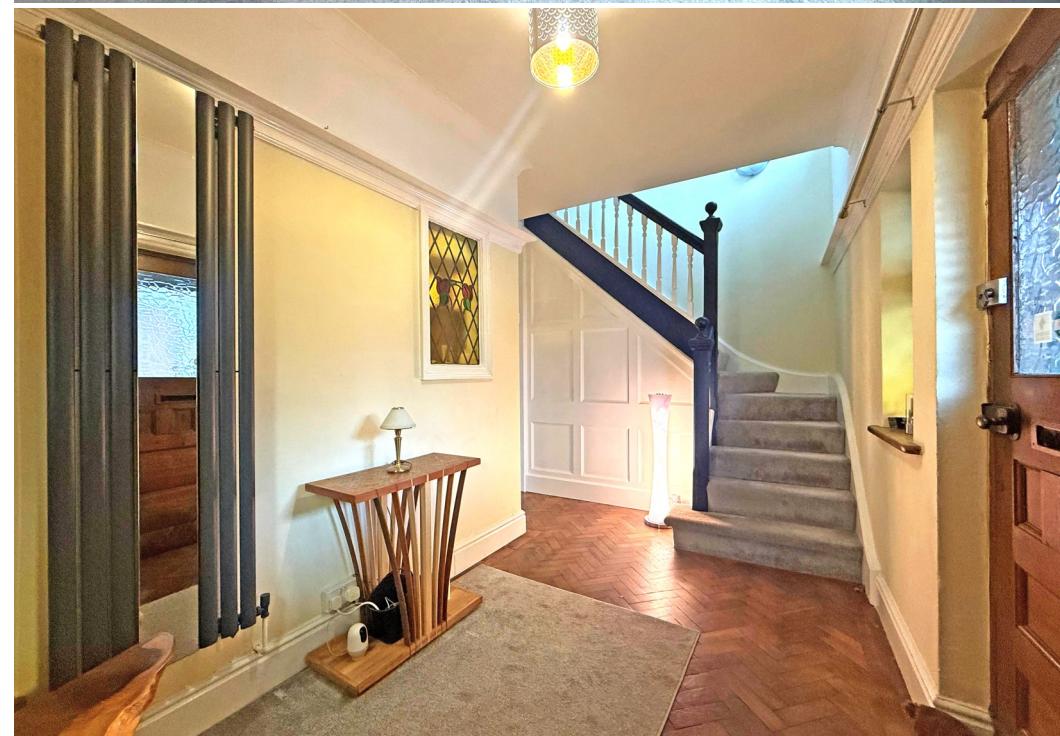
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Total area: approx. 228.0 sq. metres (2453.8 sq. feet)











# Rodwin, Allscott, Telford, TF6 5EQ

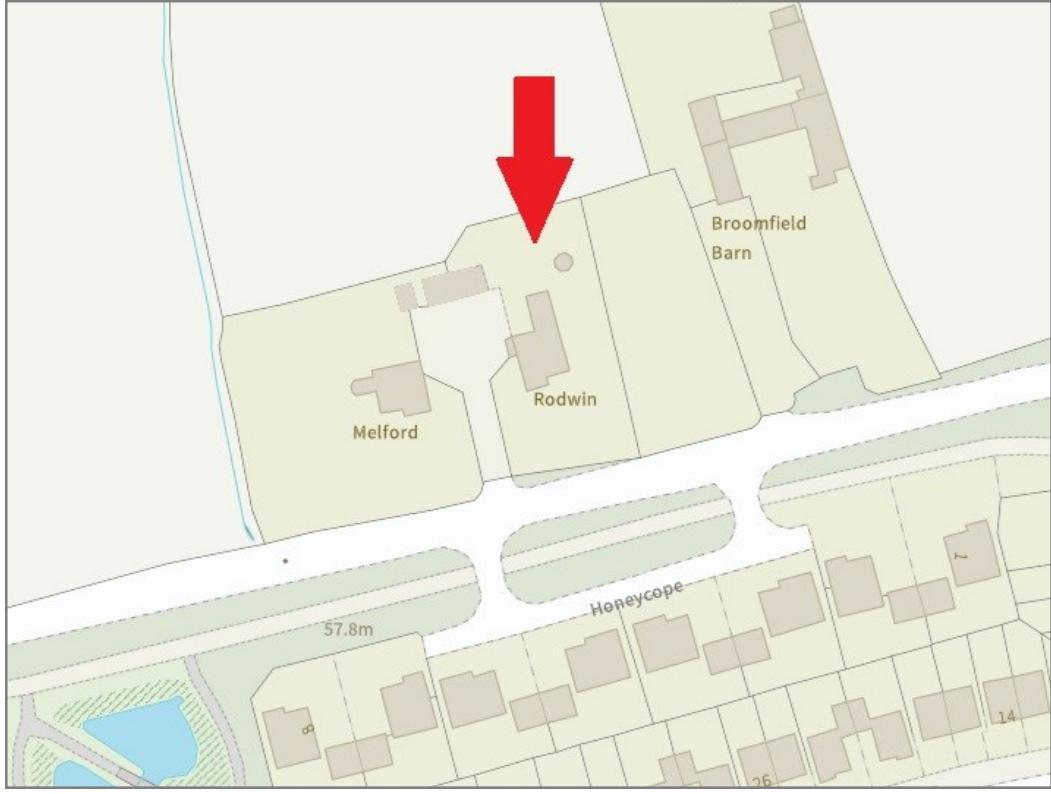
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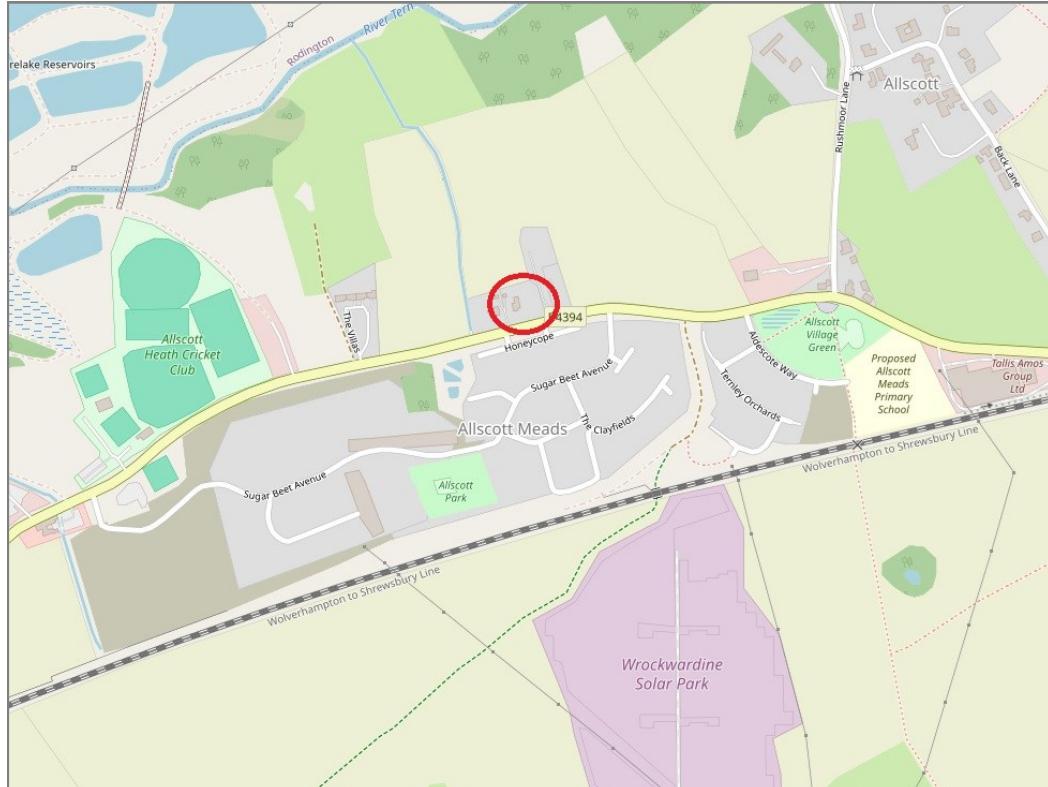
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	Band E
Services	Mains water and electricity are connected. Oil fired central heating and treatment plant drainage.

 **Expert** mortgage advice available

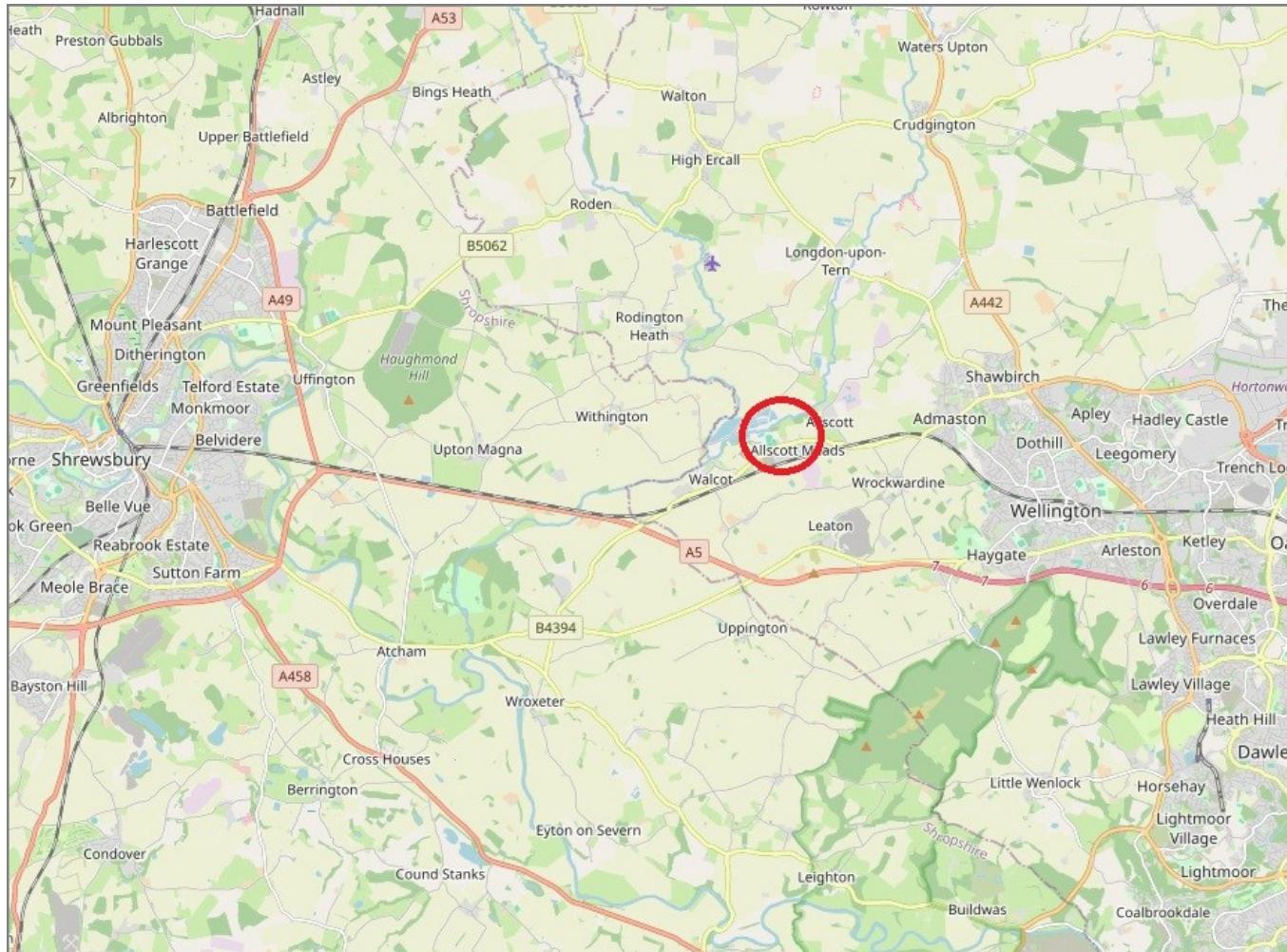
3 Barker St, Shrewsbury SY1 1QF  
Cooper Green Pooks  
**01743 276666**

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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.



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