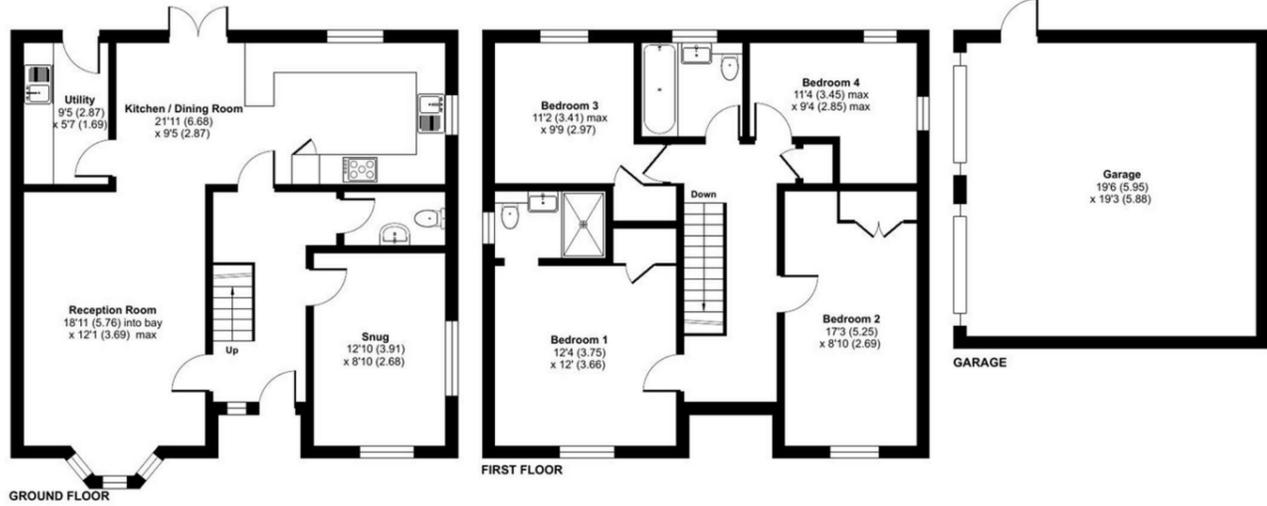


FOR SALE

9 Nursery Gardens, Roden, Telford, TF6 6FG



Approximate Area = 1472 sq ft / 136.7 sq m  
Garage = 377 sq ft / 35 sq m  
Total = 1849 sq ft / 171.7 sq m  
For identification only - Not to scale



FOR SALE

Offers in the region of £475,000



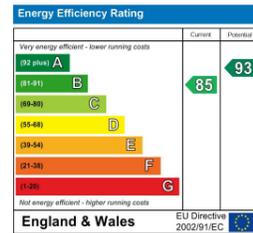
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1366080

9 Nursery Gardens, Roden, Telford, TF6 6FG

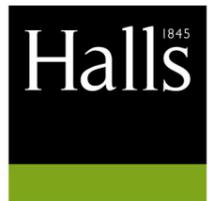
**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Immaculately presented 4-bedroom detached home on an exclusive development of nine properties, featuring open countryside views, Neff appliances, quartz worktops, log burner, landscaped gardens, large entertaining patio, detached double garage with EV charger, and a prime semi-rural location.



01952 971800

Telford Sales  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@hallsgb.com



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- Prime Plot On Exclusive Development
- Open Views
- Semi-Rural Location
- High Specification Fittings Throughout
- EV Charging Point & Double Garage
- EPC Rating - B

Upstairs, the property continues to impress with four well-proportioned bedrooms, including a superb master suite with an en-suite shower room and fitted storage, as well as a modern family bathroom. Each room has been finished to an excellent standard, with some offering wonderful far-reaching countryside views.

Outside, the home is complemented by beautifully landscaped gardens, designed for ease of maintenance and outdoor enjoyment. The rear garden features a large paved patio area ideal for entertaining and dining al fresco. To the front, there is open field views, ample driveway parking leading to a detached double garage, complete with an EV charging point.

Located in a desirable semi-rural position, the property offers the perfect balance of countryside tranquillity and convenient access to nearby amenities, schools, and transport links. This is an exceptional opportunity to acquire a truly special home in a sought-after and private setting.

**LOCATION**

The property is situated in the peaceful and picturesque hamlet of Roden, a sought-after rural location within easy reach of both Telford and Shrewsbury. Surrounded by beautiful countryside, the area offers a wonderful balance of rural living with excellent access to nearby amenities. The neighbouring village of High Ercall provides a range of local facilities including a primary school, village store, and pub, while Shrewsbury and Telford offer extensive shopping, dining, and leisure options. Commuters benefit from convenient road links via the A442 and A49, providing easy access to the wider Midlands motorway network.

**ROOMS**

**GROUND FLOOR**

**RECEPTION ROOM**  
18'10" x 12'1"

**SNUG**  
12'9" x 8'9"

**KITCHEN/DINING ROOM**  
21'10" x 9'4"

**UTILITY**  
9'4" x 5'6"

**W.C.**

**FIRST FLOOR**

**BEDROOM ONE**  
12'3" x 12'0"

**ENSUITE**

**BEDROOM TWO**  
17'2" x 8'9"

**BEDROOM THREE**  
11'2" x 9'8"

**BEDROOM FOUR**  
11'3" x 9'4"

**BATHROOM**

**EXTERNAL**

**DOUBLE GARAGE**

**GARDEN**

**LOCAL AUTHORITY**  
Telford and Wrekin Council.

**COUNCIL TAX BAND**  
Council Tax Band: E

**POSSESSION AND TENURE**  
Freehold with vacant possession on completion.

**VIEWINGS**  
Strictly by appointment with the selling agent.

**ANTI-MONEY LAUNDERING (AML) CHECKS**  
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.