



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 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.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

16 Marlbrook Way, Roden, Near Shrewsbury, Shropshire,
TF6 6BN

www.hbshrop.co.uk



Offers In The Region Of £299,950

Viewing: strictly by appointment
through the agent

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Having a fantastic rural aspect to the rear of the property, along with generous size gardens bordering local farmland. This is a deceptively spacious, well proportioned and improved three bedroom semi-detached house. The property is situated within the village of Roden, a small sought after location, ideally situated for easy access to the historic town Centre of Shrewsbury and the New Town of Telford. Viewing is recommended by the selling agent. The accommodation briefly comprises of the following: Entrance hallway, lounge, re-fitted kitchen, rear lobby, breakfast room / study, useful store room, first floor landing, three bedrooms, re-fitted bathroom, front and generous sized rear enclosed gardens which border local farmland, brick paved driveway, gas fired central heating, upvc double glazing, fantastic views towards the rear over local farmland and countryside and beyond. Viewing is recommended.

The accommodation in greater detail comprises:

Canopy over

Replacement double glazed entrance door which gives access to:

Entrance hallway

Having wood effect flooring, radiator, upvc double glazed window to the front, recessed spotlights to ceiling, under-stairs storage cupboard. Door from entrance hallway gives access to:

Lounge

16'4 x 15'5 max reduce 9'8

Having recessed spotlights to ceiling, upvc double glazed window to front, wood effect flooring, upvc double glazed French doors giving access to the rear gardens, log effect electric stove style fire. Door from entrance hallway gives access to:

Re-fitted kitchen

9'10 x 9'10 exc recess

Having a range of replaced temporary eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob with cooker canopy over, fitted worktops with inset sink drainer unit with mixer tap over, upvc double glazed window with pleasing aspect to rear, wall-hung temporary radiator (SPACE FOR APPLIANCES), recessed spotlights to ceiling, walk-in pantry / laundry space, having space for washing machine, upvc double glazed window to the front. Door from kitchen gives access to:

Rear lobby

Upvc double glazed door giving access to the rear gardens. From rear lobby doorway gives access to:

Useful store

5'8 x 5'3

Having eye level and base units, upvc double glazed window to side.

Doorway from rear lobby gives access to:

Breakfast room / study

9'11 x 8'4

Having upvc double glazed window to front, recessed spotlights to ceiling, tiled floor.

From entrance hallway stairs rise to:

First floor landing

Having loft access, upvc double glazed window to front, recessed

spotlights to ceiling, linen storage cupboard. Doors from first floor landing then give access to three bedrooms and re-fitted bathroom.

Bedroom one

12'11 x 9'0

Having upvc double glazed window with pleasing aspect towards local farmland, countryside and beyond, radiator, built-in wardrobe.

Bedroom two

10'0 max reduce 6'4 min x 9'11

Having upvc double glazed window with pleasing rural aspect towards local farmland, countryside and beyond, radiator, recessed spotlights to ceiling.

Bedroom three

9'9 x 7'1

Having upvc double glazed window to front, radiator, recessed spotlights to ceiling.

Re-fitted bathroom

Having a jacuzzi style bath with drench shower over, wash hand basin set to a vanity unit, WC with hidden cistern, upvc double glazed window to front, part tiled to walls, fitted mirror with storage cupboards to either side, vinyl tiled effect flooring, heated towel rail.

Outside

To the outside of the property there is a generous brick paved driveway providing ample off street parking. To the side of this there is a lawned garden with fencing to two sides. The rear gardens are generous in size and comprises: Decked area, enclosed paved patio, lawned garden, timber garden shed. The rear gardens are enclosed by timber fencing and border local farmland, and offer a superb rural aspect.

Services

Mains electricity, mains gas, mains water and septic drainage 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 regulations.

Council Tax Band B

Council Tax Band

As taken from the Gov.uk website we are advised the property is in Band [B] - 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.

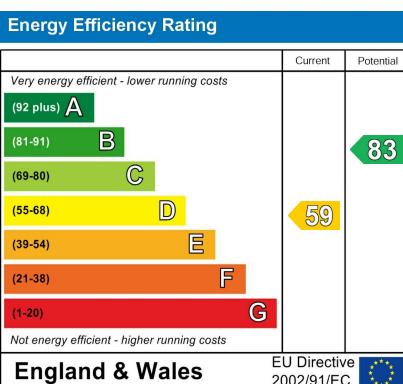
Disclaimer

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.



FLOORPLANS

