HOLLAND BROADBRIDGE












The Property Ombudsman

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
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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

HOLLAND BROADBRIDGE

The Old Crown House, Rodington Heath, Rodington, Shrewsbury, Shropshire, SY4 4QH

www.hbshrop.co.uk






Offers In The Region Of £800,000

Viewing: strictly by appointment through the agent

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

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

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The Old Crown House, Rodington Heath, Rodington, Shrewsbury, Shropshire, SY4 4QH

An exceptional opportunity to acquire an attractive, beautifully presented and improved three bedroom detached residence perfectly complemented by a charming adjoining two-storey one bedroom annex. The property is set within well established beautifully maintained grounds, extending to approximately 1.23 acres, this delightful property offers a rare blend of space, privacy and versatility. The main house is thoughtfully presented throughout, featuring bright and airy filled rooms that create an inviting and comfortable living environment. Generous reception areas flow effortlessly, ideal for both relaxed family living and elegant entertaining. Adjoining the main residence the self contained two-storey annex offers a superb additional living space, perfect for extended family, guests, or potential rental income. The Annex has its own sense of independence so it provides flexibility without compromising privacy. Rodington Heath enjoys a wonderful peaceful setting characterised by its semi rural charm and attractive surroundings, whilst still offering convenient access to a range of everyday amenities. The area is known for its open green spaces, quiet lanes and a strong sense of community, making it particularly appealing to families and those seeking a more relaxed pace of life. For commuters the location provides good transport links to Shrewsbury, Telford and beyond ensuring both road and rail connections are readily accessible. This balance of country side living with practical convenience makes Rodington Heath an attractive and desirable place to call home. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises
Entrance vestibule, sitting room, lounge, dining room, study, re-fitted kitchen / breakfast room, garden room, cellar, first floor landing, three bedrooms, en-suite shower room, bespoke re-fitted family bathroom, self contained annex, lounge, kitchen / diner, utility room, laundry room, inner hallway, shower room, first floor bedroom, large stoned driveway providing ample off-street parking for a number of vehicles, detached double sectional garage, well established beautifully kept grounds with woodland feature summer house and wood fired sauna, (grounds extend to approximately 1.23 of an acre), electric heating (a new electrical certificate is available upon request), beautiful semi-rural location. Viewing is highly recommended.

The accommodation in greater detail comprises:

Composite double glazed entrance door gives access to:

Entrance vestibule
Having UPVC double glazed window and tiled floor. Wooden framed glazed door from entrance vestibule gives access to:

Sitting room
14'6 x 12'5 max
Having three UPVC double glazed windows, wall mounted electric radiator, parquet wooden flooring, decorative wall mounted fire surround and feature exposed beam to ceiling. From sitting room access is giving to:

Lounge
14'1 x 12'5
Having UPVC double glazed window, wall mounted electric radiator, wood burning stove set to a impressive hearth with exposed brick and timber insets above, parquet wooden flooring. From lounge access is given to:

Dining room
14'2 x 8'11
Having two UPVC double glazed windows, wall mounted electric radiator, exposed beams to ceiling. Door from dining room gives access to:

Study
9'1 x 9'1
Having UPVC double glazed window and wall mounted electric radiator.

From dining room door gives access to:

Re-fitted kitchen / breakfast room
19'11 max reducing down to 14'3 minimum x 10'7
Having a range of replaced eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset 1 1/2 ceramic sink drainer unit and mixer tap over, integrated double oven, four ring electric hob with cooker canopy over, integrated dishwasher, tile splash surrounds, wall mounted electric radiator, vinyl floor covering, feature vaulted ceiling, two UPVC double glazed windows, UPVC double glazed door. From kitchen / breakfast room gives access to:

Garden room
13'0 max x 7'4
Having vinyl wood effect floor covering, part poly carbonated roof, UPVC double glazed window and UPVC double glazed door giving access to front of property interconnecting door to annex.




















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From sitting room a hatch gives access to:

Cellar
This has not been inspected by the selling agent.

From sitting room stairs rise to:

First floor landing
Having loft access, fitted shelving/book shelf. Doors from first floor landing give access to three bedroom and a bespoke re-fitted bathroom.

Bedroom one
14'1 x 12'5
Having UPVC double glazed window overlooking the property's gardens, wall mounted electric radiator, pedestal wash hand basin, period fireplace and coving to ceiling.

Bedroom two
11'3 x 9'6
Having UPVC double glazed window overlooking the property's gardens, wall mounted electric radiator, generous sized part shelved store cupboard/wardrobe.

Bedroom three
9'0 x 8'11
Having UPVC double glazed window to side of property and wall mounted electric radiator. From bedroom three access is given to:

En-suite shower room
Having corner shower cubicle with wall mounted mixer shower, pedestal wash hand basin, low flush wc, heated chrome style towel rail, vinyl floor covering and glazed window.

Bespoke re-fitted bathroom
Having a four piece suite comprising: Free standing roll top bath, large shower cubicle with drench shower over plus wall mounted mixer shower, low flush pedestal, pedestal wash hand basin, vinyl floor covering, UPVC double glazed window and wall hung heated chrome style towel rail.

Annex
UPVC double glazed door from garden room gives access to:

Lounge
15'4 x 13'5
Having two UPVC double glazed windows, wall mounted electric radiator, feature exposed beams and exposed brick wall. From lounge part glazed door gives access to:

Kitchen / diner
16'4 x 7'8
Having fitted units and worktops, stainless steel sink, UPVC double glazed window and wall mounted electric radiator. Part glazed door from kitchen/diner gives access to:

Utility room
8'10 x 7'10
Having Belfast sink, base unit, tiled floor, UPVC double glazed window, UPVC double glazed door giving access to side of property, tiled floor and airing cupboard. From utility room door gives access to:

Laundry room
11'9 x 7'7
Having UPVC double glazed window, fitted base units with worktops above and space for appliances.

Part glazed door from lounge gives access to:

Inner hallway
Having UPVC double glazed window and under stairs storage cupboard. From inner hallway door gives access to:

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Shower room
Having tiled shower cubicle, low flush wc, pedestal wash hand basin, heated chrome style towel rail and UPVC double glazed window.

From lounge stairs rise to:

Bedroom
15'9 x 13'11 max
Having feature exposed brick wall, two UPVC double glazed windows and wall mounted electric radiator.

Outside
The property is approached over a large stone driveway which provides ample off-street parking for a number of vehicles. From the driveway access is then given to:

Detached sectional double garage
18'3 x 16'4
Next to the double garage there is a secondary access from the road if required.

To the front of the property adjacent to the garden room and annex there is a brick paved area with shrubs. To the left hand side of the property there is a lawned garden with mature shrubs and bushes screening the country road. The majority of the beautifully well established grounds sit at the front of the property offering a wide variety of specimen shrubs (for all seasons) mature trees, bushes, seating areas, lawned gardens, pathways, woodland area with vegetable plot and orchard having a variety of fruit trees including apple, pear, cherry and plum, feature summer house, wood fired sauna, greenhouse, timber garden shed. The plot sits/extends to approximately 1.23 of an acre.

Directions
From Haughmond Hill continue to the first crossroads and take a left turn (signposted for Astley and Hadnall). After a short distance take the first right hand turn (signposted Somerwood and Rodington). Continue through Somerwood and on reaching the crossroads (by the bus stop). Continue straight on (signposted for Walcot and Wellington) for approximately 0.3 of a mile and the property will be found on the left hand side.

Services
Mains water, electricity and drainage are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

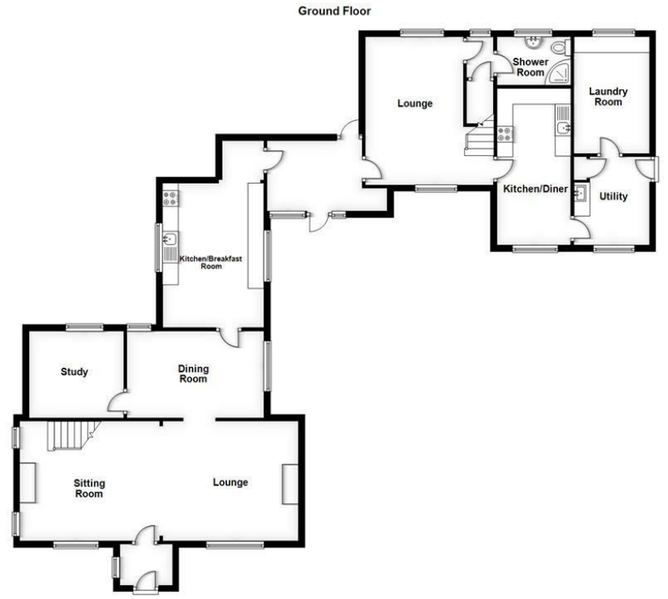
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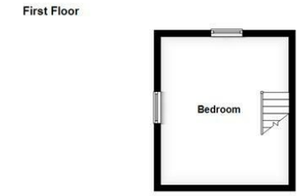
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

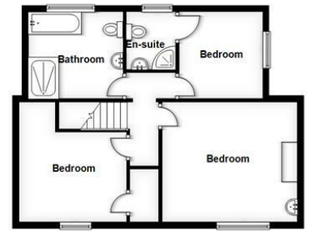
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Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.







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