

2 Walcot Road Rodington Shrewsbury SY4 4QQ



3 Bedroom House - Semi-Detached
Offers In The Region Of £310,000

The features

- LOVELY DOUBLE FRONTED FORMER FARM WORKERS COTTAGE
- ENVIABLE VILLAGE LOCATION WITH RURAL VIEWS
- THROUGH LOUNGE, KITCHEN/DINING ROOM, UTILITY STORE AND WC
- 3 BEDROOMS AND BATHROOM
- DRIVEWAY WITH PARKING
- DELIGHTFUL WELL STOCKED GARDENS
- AMPLE SCOPE FOR EXTENSION (STPP)
- VIEWING RECOMMENDED.



*** BEAUTIFUL WELL STOCKED GARDENS ***

An opportunity to purchase this lovely 3 bedroom double fronted semi detached house - perfect for those looking for countryside living - and offering great scope for extension, subject to necessary planning.

Located in this popular semi rural village, half way between Shrewsbury and Telford and surrounded by open countryside and being a short drive from the A5/M54 motorway network.

The accommodation briefly comprises Hall, through Lounge, Kitchen/Dining Room with Utility Store and WC, 3 Bedrooms and Bathroom.

The property has the benefit of central heating, double glazing, driveway with parking and the most delightful well stocked large gardens bordered by farmland.

Viewing highly recommended.

Property details

LOCATION

Occupying a lovely semi rural location between Shrewsbury and Telford in this popular village surrounded by open countryside. For commuters there is easy access to the County Town and A5/M54 motorway network.

ENTRANCE HALL

Covered entrance with door opening to Hall.

LOUNGE

A generous sized through room naturally well lit with windows to the front and rear. Wooden fire surround with point for fire, media point and large useful understairs storage cupboard with window. Radiator.

KITCHEN/DINING ROOM

Another good sized through room well lit with windows to the front and side. Range of units incorporating single drainer sink unit set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for a range of appliances.

REAR ENTRANCE

with door leading to the garden and large Utility/Storage Cupboard.

WC

with low flush suite.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with window to the rear and off which lead

BEDROOM 1

A generous room with windows to the front and side, built in wardrobes, radiator.

BEDROOM 2

Another double room with window to the front, built in wardrobe, radiator.

BEDROOM 3

A generous single room with window to the rear with lovely rural outlooks over open countryside, radiator.

BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Tiled surrounds, airing cupboard, radiator. Window to the rear.

OUTSIDE

The property is approached through gates over gravelled driveway with parking. The Gardens are a

particular feature of the property being of an excellent size and laid mainly to lawn with an abundance of well stocked flower, shrub and herbaceous beds with feature arched pergola leading through to additional lawned area with range of storage sheds and summer house. The gardens are enclosed with wooden fencing and have a range of specimen trees along the borders.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold .

SERVICES

We are advised that mains water, electricity and drainage are connected.

COUNCIL TAX BANDING

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

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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