

16 Marlbrook Way Roden Telford TF6 6BN



3 Bedroom House - Semi-Detached
Offers In The Region Of £320,000

The features

- STAGGERING RURAL VIEWS
- SEMI RURAL LOCATION
- NEARBY TO THE AMENITIES OF SHREWSBURY
- CONVENIENT ACCESS TO ROAD LINKS
- SCHOOLING IN NEARBY HIGH ERCALL, UPTON MAGNA AND SHAWBURY
- CONTEMPORARY FINISHES THROUGHOUT
- WELL LIT AND SPACIOUS ACCOMMODATION
- THREE BEDROOMS, FAMILY BATHROOM
- LARGE ENCLOSED REAR GARDEN AND AMPLE DRIVEWAY PARKING
- EPC RATING D



**** FAR REACHING COUNTYSIDE VIEWS & SEMI RURAL LOCATION ****

An excellent opportunity to acquire this recently renovated and well-proportioned semi-detached home ideal for first time buyers, growing families for those looking to downsize.

Occupying an enviable position in an enclave of homes on the edge of this popular village, ideal for commuters with ease of access to Shrewsbury, Telford and the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Living Room, Kitchen, Dining Room, Utility, Three good sized bedrooms and a Family Bathroom.

The property has block paved driveway with ample parking and large enclosed rear garden with open aspect over neighbouring countryside.

Early viewing highly recommended.

Property details

LOCATION

Situated on the fringes of the semi-rural Village of Roden which lies approximately 7 miles North East of the County Town of Shrewsbury and just under 10 miles from Telford, ideal for commuters looking for ease of access to the A5/M54 motorway network.

There are excellent facilities located a short drive away at Battlefield which includes major supermarkets, stores, restaurants church and local facilities in the neighboring village of High Ercall which boasts a general store/post office, primary school, active village hall and tennis court.

ENTRANCE HALL

Approached via a part glazed uPVC front door opening into central reception hallway laid to wood effect laminate which continues into the

SPACIOUS LIVING ROOM

A dual aspect, light flooded room with electric log effect stove set into wooden surround, striking feature walls and double doors onto the decking.

KITCHEN

Recently re-fitted with a contemporary range of cabinetry under polished concrete effect works surfaces incorporating 1.5 composite drainer sink and flooring induction hob. Further range of matching eye level cupboards, tiled backsplash and integrated oven. Door into a useful larder.

DINING ROOM

Laid to tiled flooring with window to the front and door into the

UTILITY

With space and plumbing for appliances. Inner porch with door out the garden.

Stairs rise to the first floor landing with airing cupboard and access to the loft.

PRINCIPAL BEDROOM

A generous double bedroom with built-in wardrobe and enjoying staggering far reaching rural views.

BEDROOM TWO

A small double bedroom with window overlooking the garden and open countryside beyond.

BEDROOM THREE

A single bedroom with window to front.

FAMILY BATHROOM

Fully tiled and fitted with white suite comprising large

Jacuzzi bath with waterfall showerhead over, low-level flush WC and hand wash basin set into vanity unit. Heated towel rail and window to front.

OUTSIDE

Approached over paved driveway providing ample parking for several vehicles, flanked by expensive lawn.

Extending from the rear of the house is an alfresco decking terrace enjoying far reaching countryside of view and across the garden which is mainly laid lawn for ease of maintenance. The rear garden is fully enclosed and within it is a fenced pen ideal for dogs.

SERVICES

Mains gas, electricity and drainage. Oil fired central heating TBC

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

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.

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

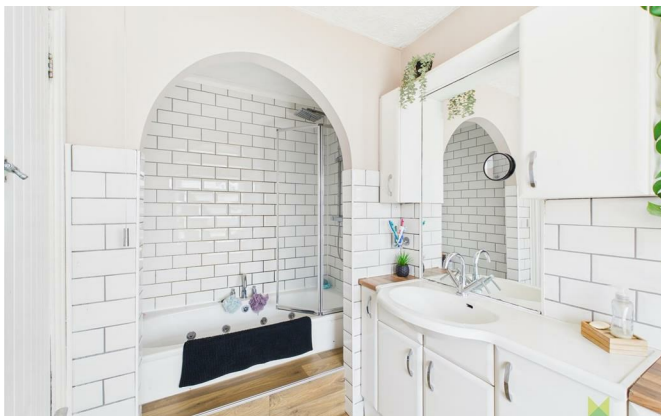
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

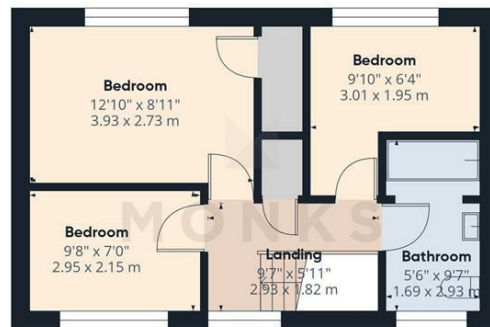
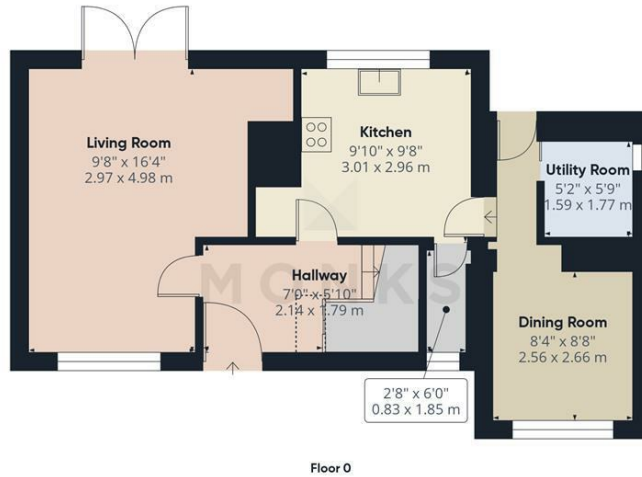
NEED TO CONTACT US

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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Approximate total area^m
 909 ft²
 84.4 m²

Reduced headroom
 5 ft²
 0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Get in touch

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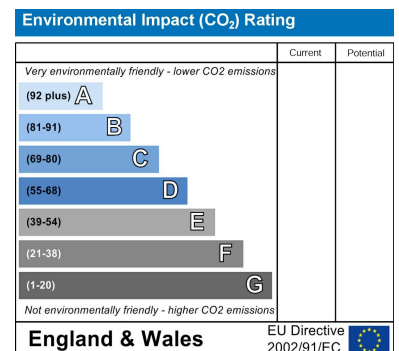
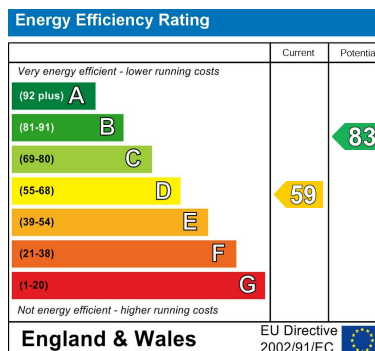
Shrewsbury office

10a-11 Shoplatch,
 Shrewsbury, Shropshire, SY1

We're available 7 days a week

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

Honest, Original, Motivated, Empathetic



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- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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