



**FOR SALE**

Offers in the region of £349,950

Rannoch, Church Road,  
Rodington, Shrewsbury, SY4 4QN

A beautifully presented and extensively refurbished modern detached bungalow with lovely gardens and garaging in an attractive area of the village.



Mileages; Wellington - 6.4 miles, Shrewsbury - 9.1 miles, Telford - 10.9 miles, Newport - 13.6 miles (all distances are approximate)



- Popular village location
- Spacious accommodation
- Beautifully presented
- Attractive generous gardens
- Double garage/summer house
- Gas fired central heating

#### DIRECTIONS

From Shrewsbury take the Sundorne/Newport Road towards Haughmond Hill, pass Haughmond Abbey and continue for about 0.7 mile. At the cross roads turn right and then take the next turning left for Somerwood. Follow this road to Rodington Heath, take the 2nd turning left to Rodington. Follow this into the village and virtually opposite the pub turn left onto Church Road, the property will be seen on the left hand side.

#### SITUATION

The property is attractively situated in the village of Rodington, which offers amenities of a pub, part time post office/shop and village hall, whilst a primary school will be found at High Ercall or Upton Magna. Commuters will find that the property is well placed for access to Shrewsbury and its excellent range of amenities. Alternatively commuters will find road links through to Wellington/Telford, including the M54 motorway and Newport.

#### DESCRIPTION

A deceptively well proportioned and beautifully appointed detached bungalow, which since August 2015 has been extensively refurbished, combining natural light and a contemporary interior. The layout is well proportioned and fitted with UPVC double glazed windows. There is an excellent standard of fittings with the kitchen being comprehensively laid out with oak faced units and a RANGE COOKER which also includes an INDUCTION HOB. The adjoining utility offers a generous size and includes a separate WC. The lounge enjoys a lovely front aspect over the lawn, whilst has a feature log effect gas fire and an archway leading through to a separate dining room. The three bedrooms are of a good size and are served by a particularly large bath/shower room, which has been completely re-fitted. There is a high standard of decor which has been most tastefully styled. The bungalow also includes cavity

wall insulation and a gas fired central heating system.

Outside there is a DOUBLE GARAGE which has been partitioned internally, however this could be easily removed if required. The gardens are neatly presented and are of a pleasing size, including separate decking and patio areas, together with a SUMMER HOUSE.

#### ACCOMMODATION

##### STORM PORCH

##### RECEPTION HALL

L-shaped with built in airing cupboard containing lagged hot water cylinder with immersion heater, built in linen cupboard. Access to loft space with fold down ladder and being partly boarded and has lighting.

##### LOUNGE

7.26m x 3.96m (23'10" x 13'0")

With raised contemporary Dru built in LOG EFFECT GAS FIRE, display recess to side, good window aspect to front. Archway through to:

##### DINING ROOM

3.18m x 3.58m (10'5" x 11'9")

With UPVC / double glazed twin french doors leading out onto the rear decking area.

##### BREAKFAST KITCHEN

3.94m x 3.56m (12'11" x 11'8")

With tiled floor, modern RANGE to also include extensive GRANITE WORK SURFACES with inset drainer and built in stainless steel sink unit with chrome mixer tap, extensive range of oak faced base and eye level cupboards including drawer units, tiled splash, RANGE MASTER MODERN RANGE COOKER with INDUCTION 5 UNIT CERAMIC HOB GRILL and TWO OVENS, EXTRACTOR HOOD OVER, matching oak pelmet with down lighters and additional ceiling down lighters.

##### UTILITY

3.02m x 3.56m narr.to 1.73m (9'11" x 11'8" narr.to 5'8")





2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



L-shaped room with tiled floor, boiler/broom cupboard with wall mounted POTTERTON gas fired central heating boiler, fitted oak effect worktop with part tiled splash and built in sink unit, selection of base and eye level cupboard, space and plumbing for washing machine and dish washer. Rear entrance door.

#### CLOAKS/WC

With tiled floor, close coupled WC with concealed cistern, vanity unit with wash hand basin and tiled splash, water softener, built in storage cupboard, chrome towel rail.

#### BEDROOM 1

4.47m x 3.56m [14'8" x 11'8"]

With twin window aspect.

#### BEDROOM 2

3.96m x 3.61m (max) [13'0" x 11'10" (max)]

#### BEDROOM 3

2.51m x 2.31m [8'3" x 7'7"]

#### BATH/SHOWER ROOM

3.45m x 2.57m [11'4" x 8'5"]

With tiled floor and part walls, modern suite to include corner panelled bath, pedestal wash hand basin, wide walk in shower cubicle with tiled walls, wall mounted chrome direct feed shower unit including rain head and hand held attachment. Radiator with chrome towel rail.

#### OUTSIDE

Approached through a gated entrance onto a tarmacadam driveway/parking area.

#### DOUBLE GARAGE

5.36m x 5.11m [17'7" x 16'9"]

The garage is presently sub divided by a temporary partition wall to provide a WORKSHOP and SEPARATE STORE with power and lighting, rear pedestrian access door and two up and over metal entrance doors.

#### THE GARDENS

The bungalow is set in beautiful gardens, neatly laid out having lawns flanking each side of the driveway interspersed by a number of mature trees with a privet hedge row to the front and a selection of mature silver birch trees. Gated access on both sides of the bungalow lead around to the rear with a further good sized lawn incorporating circular shaped DECKING AREA, rock water feature, additional CIRCULAR PATIO / BBQ AREA, with timber SUMMER HOUSE. The rear garden also incorporates a number of fruit trees. To the side of the bungalow is a large enclosed fenced compound area, part grassed. (The chicken timber/wired cage and separate STORAGE SHED will be removed prior to completion).

The property is provided with a selection of external lighting. External cold water tap.

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale. Fitted carpets as laid as included in the sale price.

#### SERVICES

Mains water, electricity, drainage and gas are understood to be connected. Gas fired central heating system. None of these services have been tested.

#### LOCAL AUTHORITY

Shropshire Council, Tel: 0844 448 1644 . Council Tax Band 'F'.

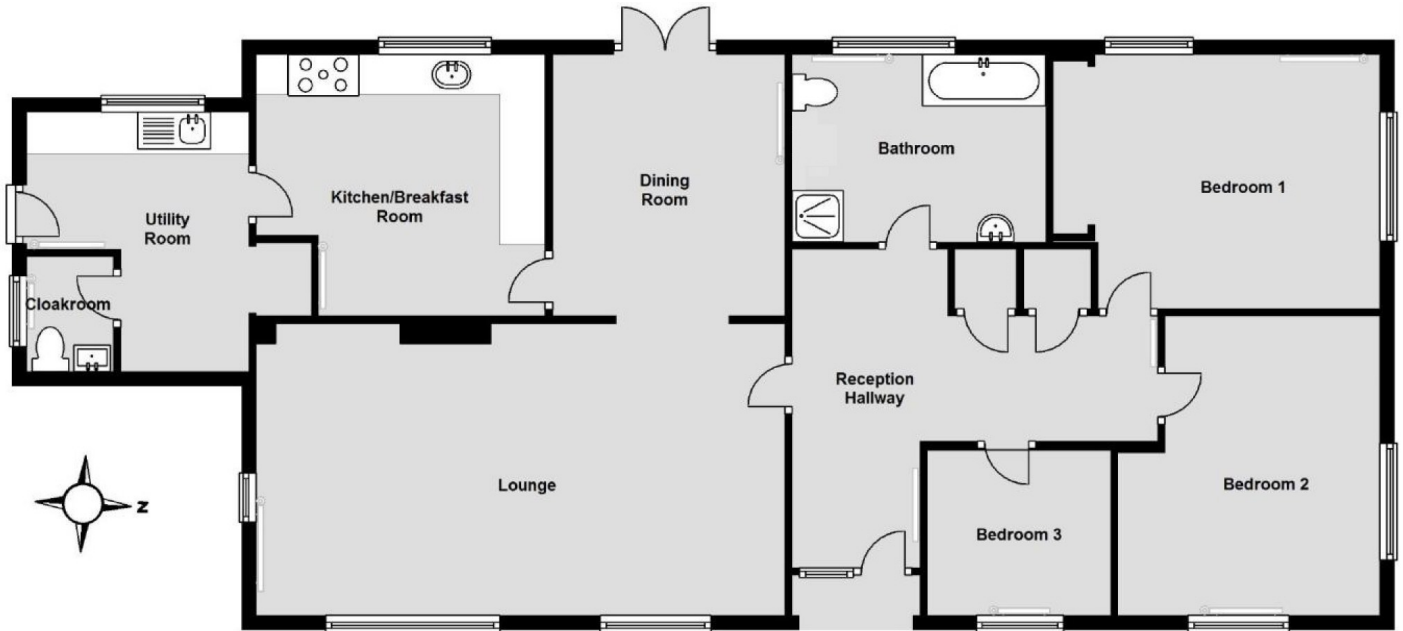
#### TENURE

Freehold although purchasers must make their own enquiries via their solicitor.

#### VIEWINGS

Through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ. Tel: 01743 236444.

Rannoch, Church Road, Rodington, Shrewsbury, SY4 4QN



**Bungalow Front**

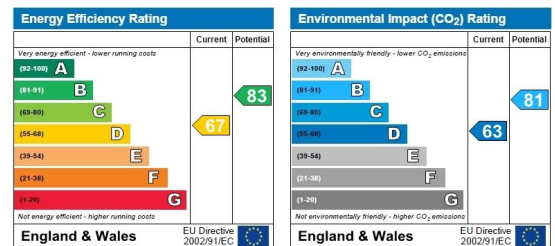
Rannoch

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

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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 Ratings**



**01743 236444**

**Shrewsbury office:**  
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