



17 Rodington Fields, Rodington, Shrewsbury, SY4 4FE

4 bedroom detached house — £650,000 Freehold

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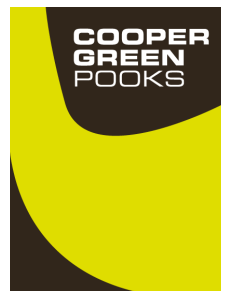
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sales@cgpooks.co.uk

17 Rodington Fields is a stunning family home that's attractively designed whilst offering impressive accommodation finished to a high specification. The property has many outstanding features, such as a sizable Oak framed living area with vaulted ceiling and light lantern, as well as a beautifully landscaped rear garden which adjoins open countryside.

KEY FEATURES

- Light and stylish interior with lots of high-quality bespoke features, as well as natural white oak herringbone flooring throughout most of the ground floor.
- Large entrance hall with cloakroom and doors to most living areas.
- Good sized home office/playroom and separate family room with media/display wall, along with a recessed living flame gas fire.
- Superb open plan kitchen/dining room which connects to the oak framed living room with bi folding doors to the rear garden.
- The high-end modern design kitchen has corian working surfaces, island unit and breakfast bar, as well as good quality integrated appliances which include a Smeg range cooker. There is also an adjoining good sized utility room with door to a rear hall.
- Staircase from hall to the landing area where there are four double bedrooms all with built in wardrobes and well fitted ensuite bath or shower rooms. The main bedroom also benefits from a dressing room.
- Energy efficient (B rating) with double glazed windows and gas central heating (under floor in timber orangery).
- Quiet and secluded setting at the end of a small modern development adjoining open countryside.
- Block paved driveway providing parking for up to four cars and access to the double garage, which has been converted to provide a large home gym with separate storage area.
- The rear garden has been thoughtfully designed with established raised beds, a sunken seating area and large decked terraces, one of which is covered by a timber framed Gazebo.
- Semi rural location yet conveniently situated mid way between both Shrewsbury and Telford.



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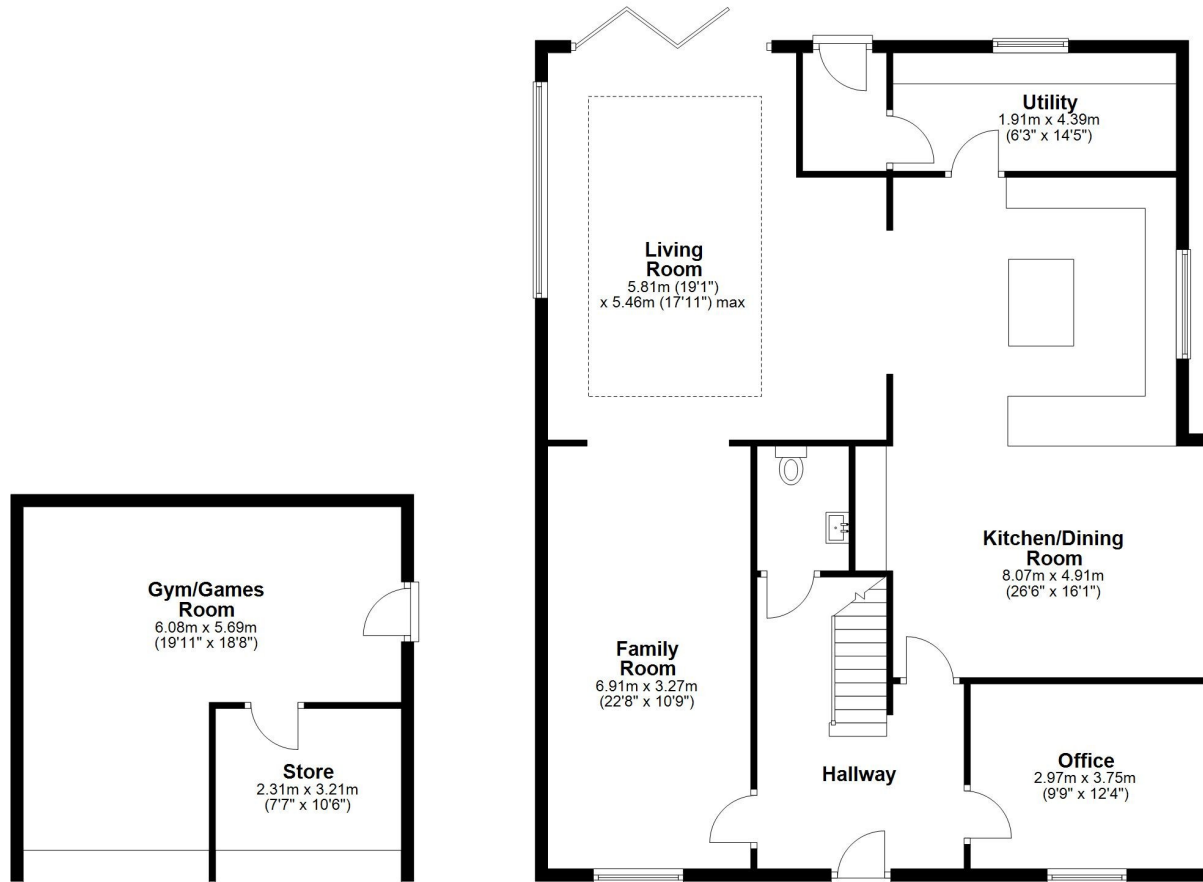
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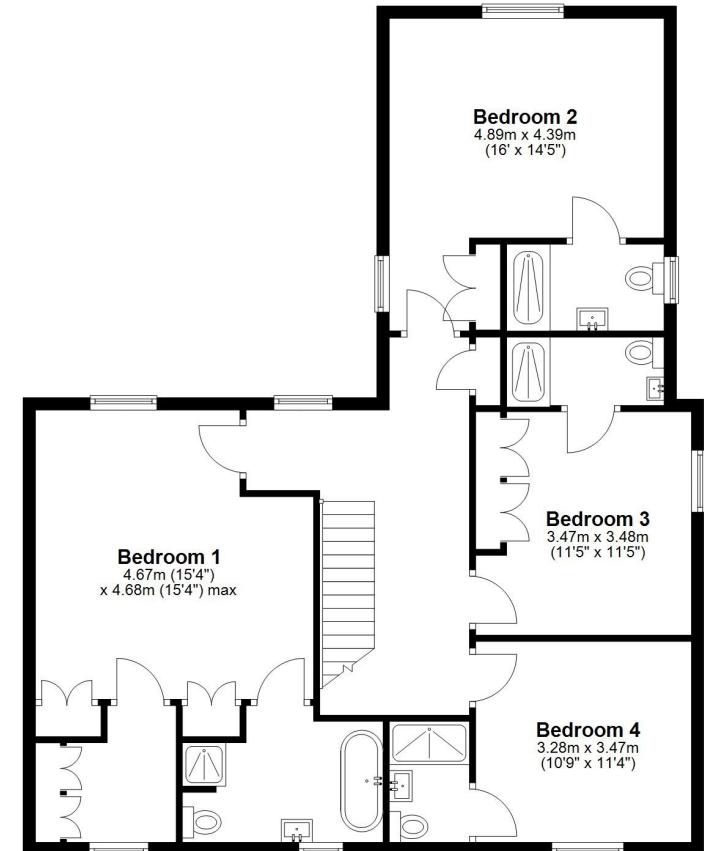
Ground Floor

Approx. 175.6 sq. metres (1890.0 sq. feet)



First Floor

Approx. 102.7 sq. metres (1105.1 sq. feet)



Total area: approx. 278.3 sq. metres (2995.2 sq. feet)

















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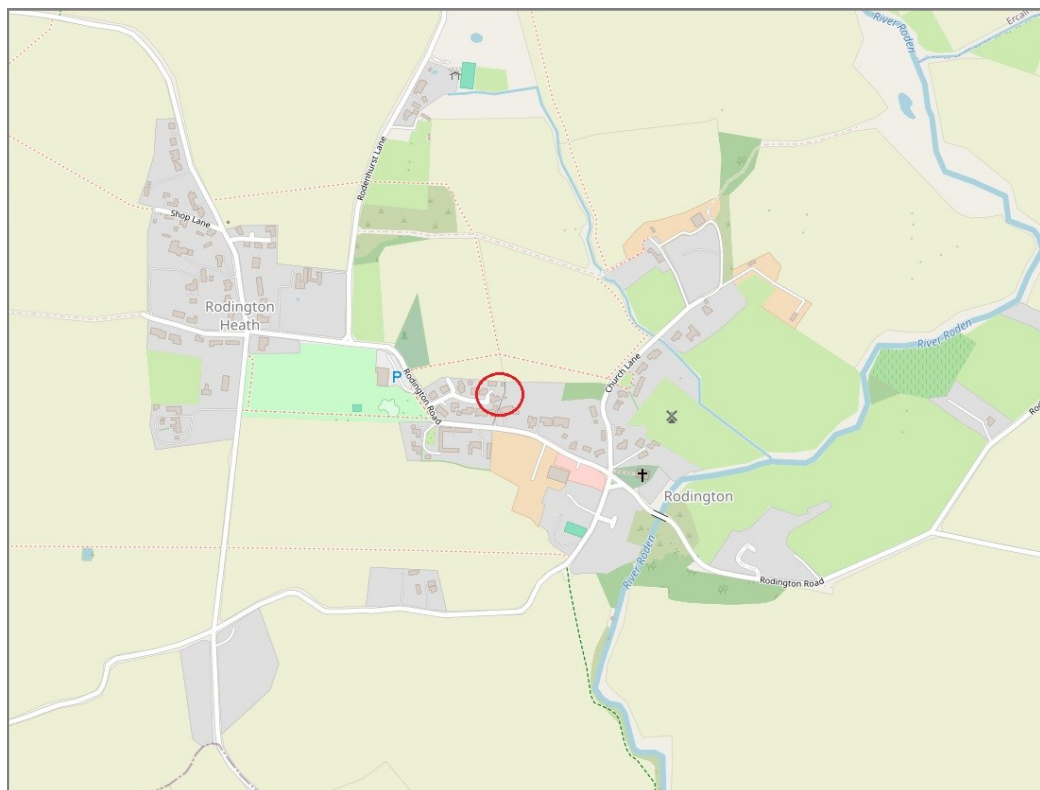
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band G
EPC Band	Band B
Services	All mains services are connected

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

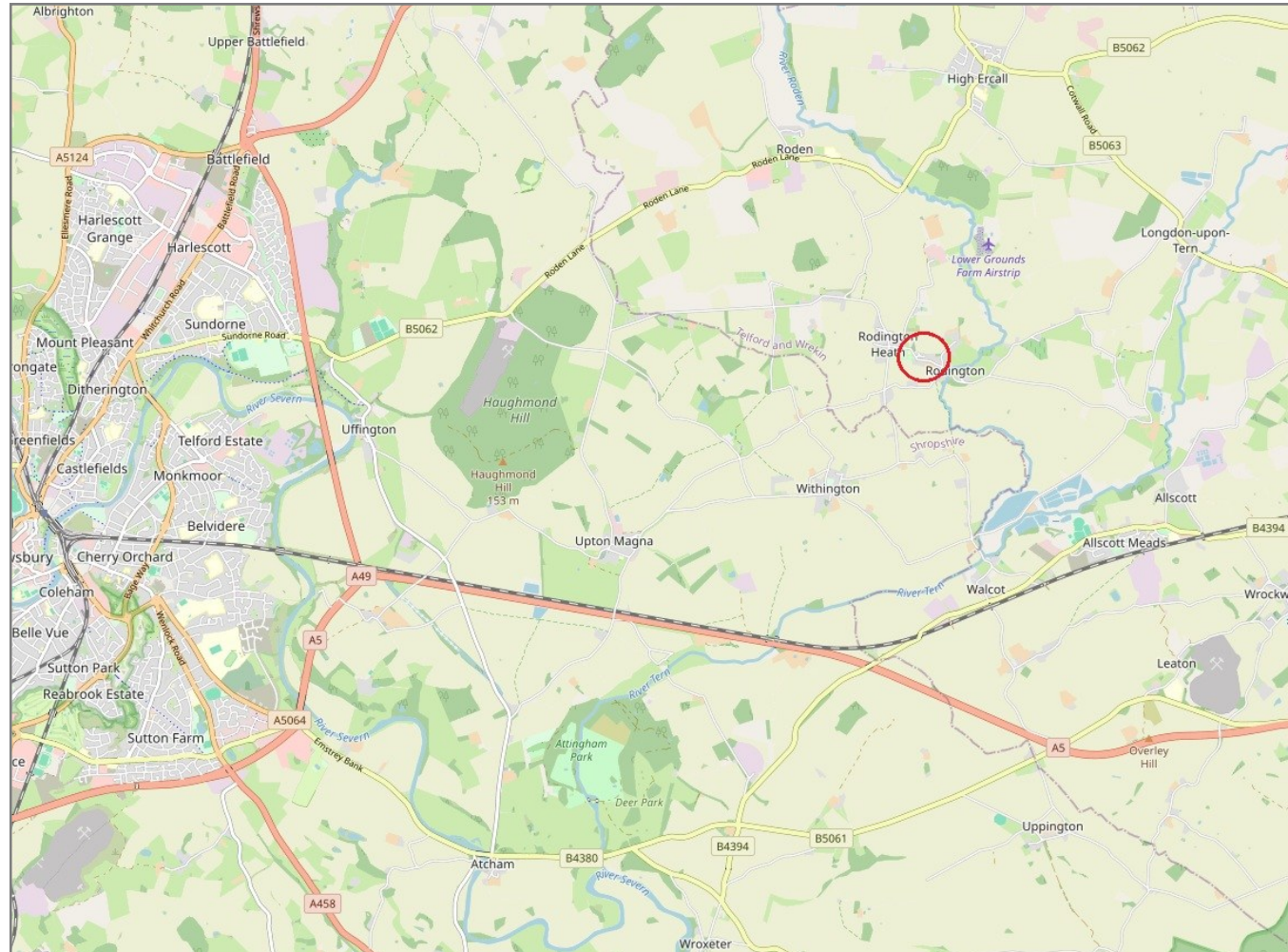
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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