



17 Rodington Fields, Rodington, Shrewsbury, SY4 4FE

4 bedroom detached house — £625,000 Freehold

17 Rodington Fields, Rodington, Shrewsbury, SY4 4FE

Coopergreenpooks.co.uk

£625,000 Freehold — 4 bedroom detached house

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.



17 Rodington Fields, Rodington, Shrewsbury, SY4 4FE

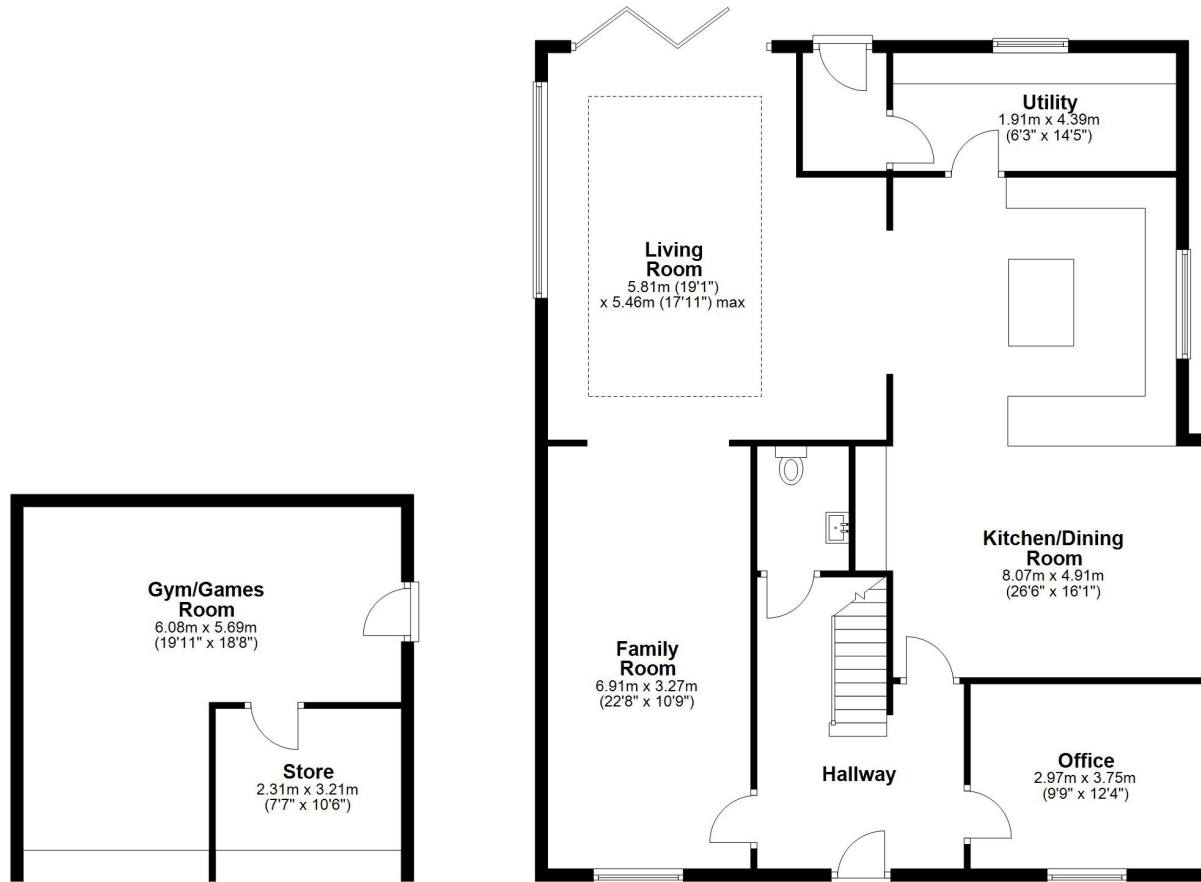
Coopergreenpooks.co.uk

£625,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

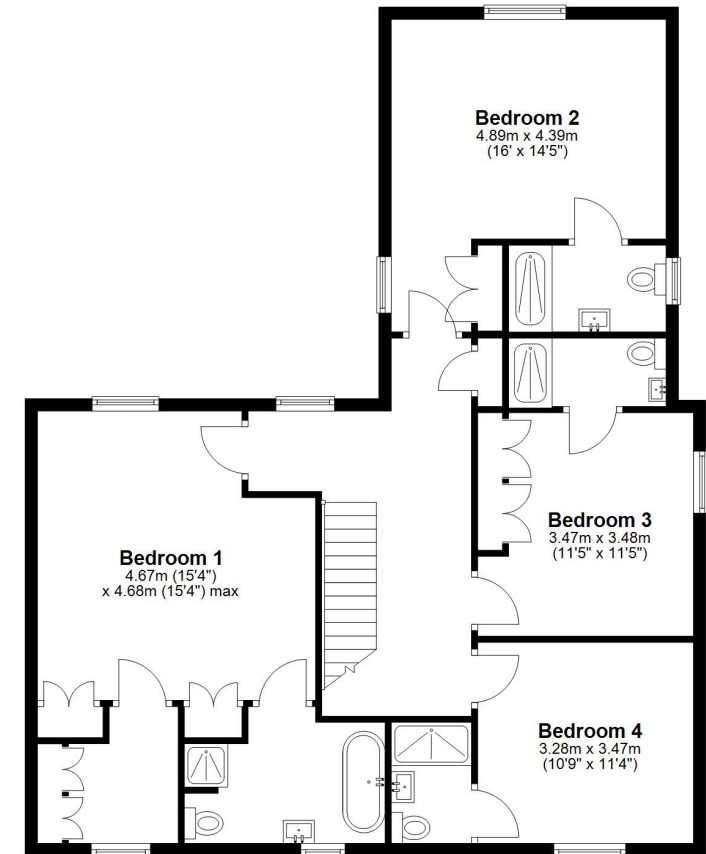
Ground Floor

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)

















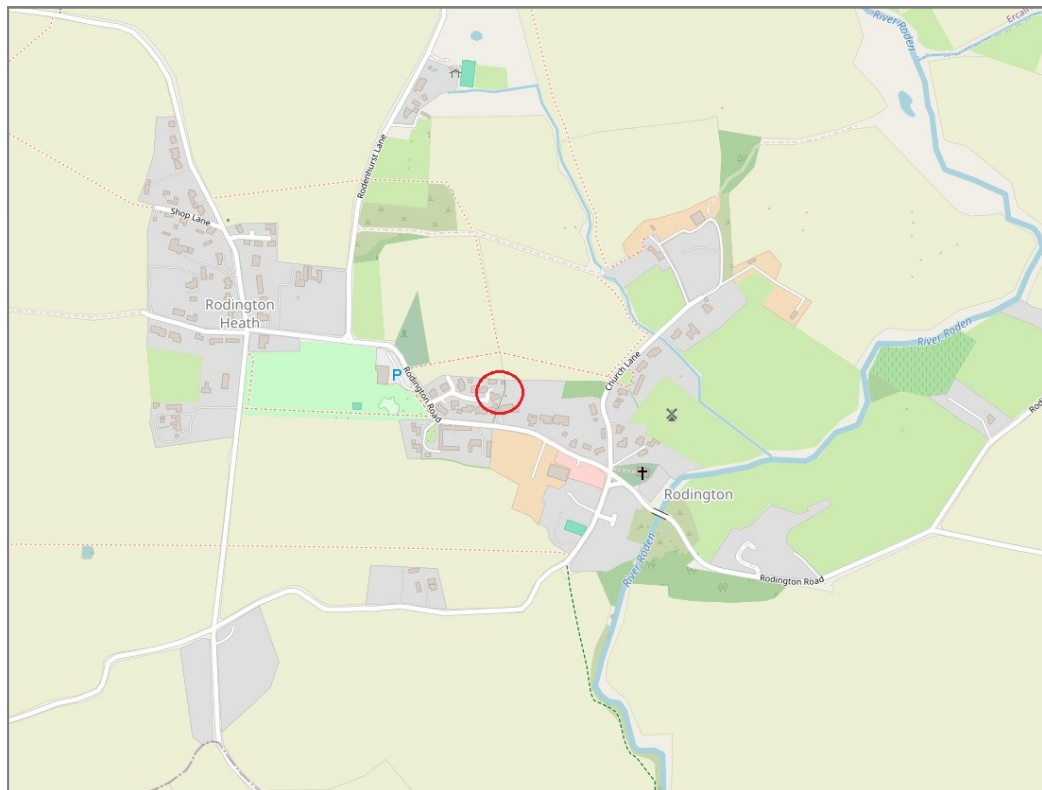
17 Rodington Fields, Rodington, Shrewsbury, SY4 4FE

£625,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com



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.

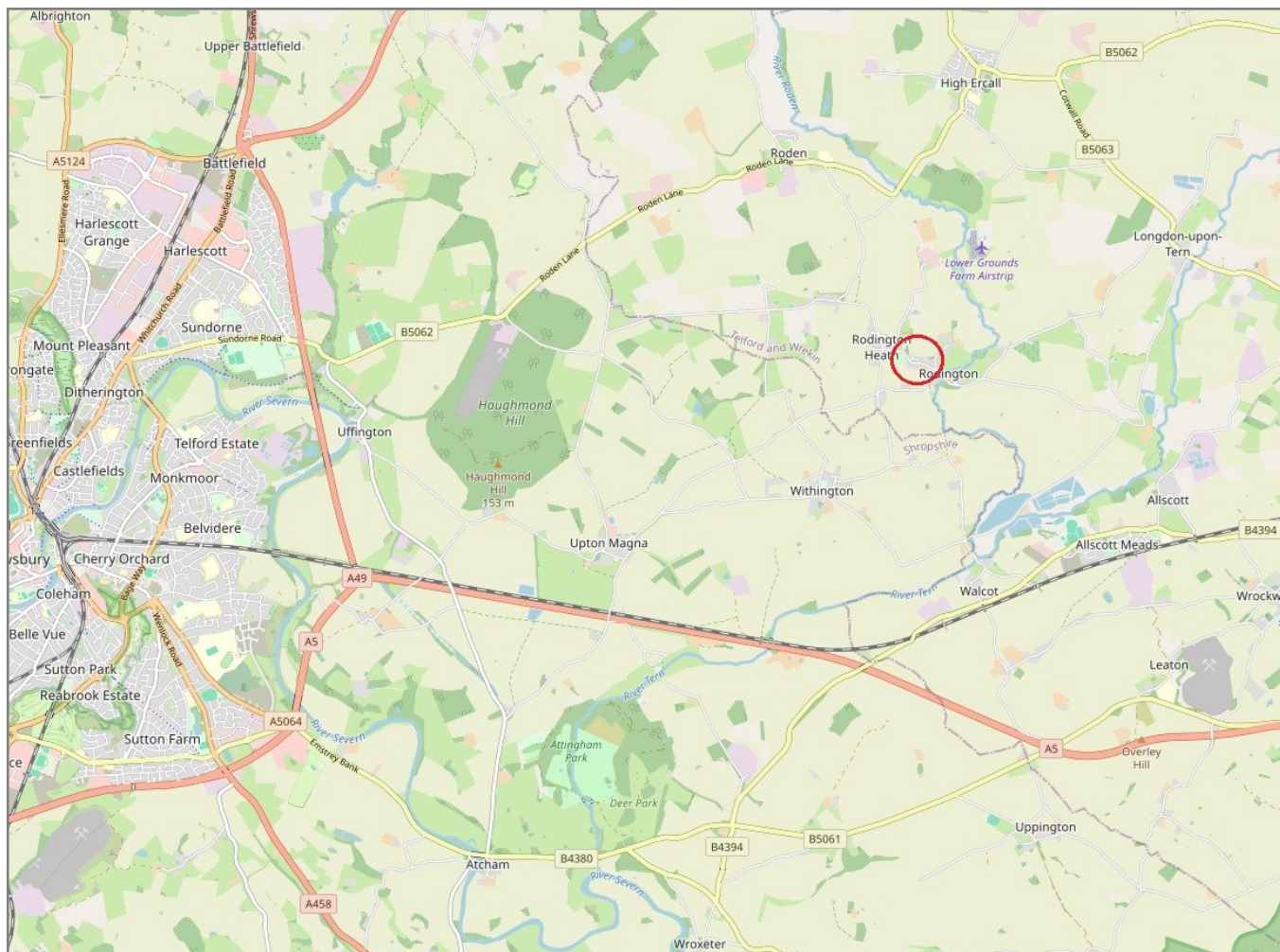
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

17 Rodington Fields, Rodington, Shrewsbury, SY4 4FE

Coopergreenpooks.co.uk

£625,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.