

The Old Crown House Rodington Heath, Shrewsbury,  
Shropshire, SY4 4QH

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**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

**Offers In The Region Of £675,000**

Viewing: strictly by appointment  
through the agent

**Accommodation**

Entrance vestibule, sitting room, lounge, dining room, study, kitchen / breakfast, garden room, cellar, first floor landing, three bedrooms, bathroom, separate WC. large stoned driveway providing ample off street parking for a number of vehicle's, detached double sectional garage, well established grounds and woodland, electric heating, solar panels.

**Self-contained annex**

Comprising: lounge, kitchen / diner, utility room, laundry room, shower room, first floor bedroom.

Upvc double glazed entrance door gives access to:

The accommodation in greater detail comprises the following. All measurements are approximate only.

**Entrance vestibule**

Having upvc double glazed window, tiled floor. Wooden framed glazed door from entrance vestibule gives access to:

**Sitting room**

14'6 x 12'5 max

Having three upvc double glazed windows, wall-mounted electric radiator, parquet wooden flooring, decorative wall-mounted wooden fire surround, feature exposed beam to ceiling. From sitting room access is given to:

**Lounge**

14'1 x 12'5

Having upvc double glazed window, wall-mounted electric radiators, wood burning stove to an impressive hearth with exposed brick and timber insets above, parquet wooden flooring. From lounge access is then given to:

**Dining room**

14'2 x 8'11

Having two upvc double glazed windows, wall-mounted electric radiator, exposed beams to ceiling, parquet wooden flooring. Door from dining room gives access to:

**Study**

9'1 x 9'1

Having upvc double glazed window, painted exposed beams to ceiling, wall-mounted electric radiator.

From dining room door gives access to:

**Kitchen / breakfast room**

19'11 max reducing 14'3 x 10'7

Having a range of fitted pine base units with built-in cupboards and drawers, fitted worktop with inset stainless steel sink with twin drainer, integrated double oven, four ring electric hob with cooker canopy over, tiled splash surrounds, wall-mounted electric radiator, vinyl tiled effect floor covering, feature vaulted ceiling, two upvc double glazed windows (SPACE for further appliances), upvc double glazed door from kitchen / breakfast room gives access to:

**Garden room**

13'0 max x 7'4

Having vinyl wood effect floor covering, part polycarbonate roof, upvc double glazed windows, two upvc double glazed doors. Interconnecting door to Annex.

From sitting room a hatch gives access to:

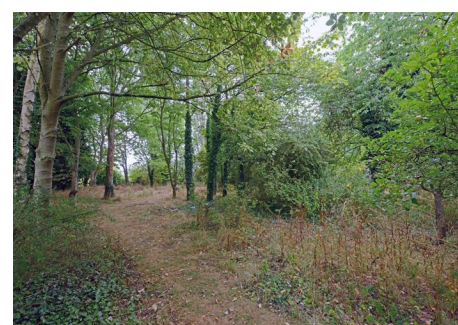
**Cellar**

(This has not been inspected by the selling agent).

From sitting room stairs rise to:

**First floor landing**

Having loft access. Doors from first floor landing give access to three bedrooms, bathroom and separate WC.





**Bedroom**

14'1 x 12'5

Having upvc double glazed window, wall-mounted electric radiator, pedestal wash hand basin, period fireplace, coving to ceiling.

**Bedroom**

11'3 x 9'6

Having upvc double glazed window, wall-mounted electric radiator, generous sized part shelved store cupboard.

**Bedroom**

9'0 x 8'11

Having upvc double glazed window, wall-mounted electric radiator.

**Bathroom**

Having a four piece suite comprising: timber style paneled bath, tiled shower cubicle, bidet, pedestal wash hand basin, part tiled to walls, vinyl tiled effect floor covering, upvc double glazed window, dado rail, wall-mounted extractor fan, wall-hung heated chrome style towel rail, airing cupboard.

**WC**

Having low flush WC, pedestal wash hand basin, upvc glazed window and feature sliding wooden windows on inside, heated chrome style towel rail, vinyl tiled effect floor covering.

**Self-contained annex**

Upvc double glazed door from garden room gives access to:

**Lounge**

15'4 x 13'5

Having two upvc double glazed windows, two wall-mounted electric radiators, feature exposed beams and brick wall. From lounge stairs rise to:

**Bedroom**

15'9 x 13'11 max

Having feature exposed brick wall, two upvc double glazed windows, wall-mounted electric radiator.

**Kitchen / diner**

16'4 x 7'8

Having fitted units, worktop's, stainless steel sink, upvc double glazed window, wall-mounted electric radiator. Part glazed door from kitchen / diner gives access to:

**Utility room**

8'10 x 7'10

Having a Belfast sink, base unit, tiled floor, upvc double glazed window, upvc double glazed door giving access to the side, tiled floor, airing cupboard.

From utility room door gives access to:

**Laundry room**

11'9 x 7'7

Having upvc double glazed window, fitted base units with worktop above (SPACE for appliances), plumbing for washing machine.

Part glazed door from lounge gives access to:

**Inner hallway**

Having upvc double glazed window, under-stairs storage cupboard. Door to:

#### Shower room

Having a tiled shower cubicle, low flush WC, pedestal wash hand basin, heated chrome style towel rail, upvc double glazed window.

#### Outside

The property is approached over a large stoned driveway, which provides off street parking for a number of vehicles From the driveway access is given to a:

#### Detached sectional double garage

18'3 x 16'4

Next to the double garage there is a secondary access (if required).

To the front of the property adjacent to the garden room and annex there is a brick paved area with shrubs, bricked barbeque and former well. There are beautifully well established grounds, offering a wide variety of specimen flowers (for all seasons), shrubs, mature trees and bushes, along with seating areas, lawned garden, woodland area with former vegetable plot and orchard having a large variety of fruit trees including apple, pear, cherry and plum, greenhouse, timber garden shed. The plot in total extends to approximately 1.23 of acre

#### Directions

From Haughmond Hill continue to the first crossroads and take a left turn (signposted for Astley and Hadnall). After a short distance take the first right hand turn (signposted Sommerwood and Rodington). Continue through Summerwood and on reaching a crossroads (by the bus stop). Continue straight on (signposted for Walcot and Wellington) for approximately 0.3 of a mile and the property will be found on the left hand side clearly identified by our For Sale board,.

#### Services

Mains water, electricity and drainage are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

#### Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### Council Tax Banding F

#### Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (option 1 for sales).

#### Agent's note

The vendor / vendor(s) have informed us that there is uplift / clawback (provision), covenant on the property for any development on the site in the near future (any further separate dwellings).

#### Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

