



17 Rodington Fields

Rodington, Shrewsbury, Shropshire

An impressive four-bedroom detached property with stylish accommodation, in a sought-after village setting

A beautifully appointed modern detached home, set in a peaceful position in the small Shropshire village of Rodington. The property forms part of a sought-after, small contemporary development in the heart of the village, yet just moments from the beautiful surrounding countryside, and features spacious, flexible accommodation with stylish décor and high-quality modern fittings throughout



4 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE & PARKING



STUNNING GARDEN



FREEHOLD



VILLAGE LOCATION



2,572 SQ FT



**GUIDE PRICE
£700,000**



The property

17 Rodington Fields is an impressive contemporary family home with handsome red brick elevations outside and beautifully styled accommodation inside. The property offers four bedrooms and four well-proportioned, flexible reception rooms on the ground floor, with a light and airy feel throughout and attractive timber joinery, combined with elegant modern fittings and styling.

The main two reception rooms are the drawing room and sitting room, which are adjoined in a semi open-plan layout running from the front to the rear. The 22ft drawing room has a recessed glass-fronted fireplace and a built-in shelving, while the sitting room at the rear has exposed timber framing, a ceiling lantern skylight and bi-fold doors opening onto the rear garden. The semi open-plan layout continues from the sitting room into the large, airy kitchen and dining area, which has space for a family dining table and features a splendid built-in reading corner with shelving and bench seating. The kitchen itself has sleek, modern fitted units, a central island and a

breakfast bar, as well as a Smeg range cooker with an extractor hood and integrated appliances, including an AEG microwave and a wine cooler. The utility room provides overspill storage for the kitchen, as well as space for additional appliances if required. The ground floor also has a useful study for home working, as well as a welcoming reception hall which has a central wooden staircase leading to the first-floor accommodation. This includes four well-presented double bedrooms, each of which is en suite with built-in storage. The principal bedroom has a dressing room with fitted wardrobes and a luxury en suite bathroom with a separate shower unit.

Outside

At the front of the house, the well-presented garden is enclosed by wrought-iron fencing, with a gate opening onto a paved pathway leading to the entrance. Lawns flank either side of the path, complemented by lavender borders and various established shrubs. To the side, a driveway offers ample parking and access to the double garage which has been converted to a gym - fully insulated with power, lighting and heating.



This could easily be repurposed for parking or workshop space if required. The garden is a credit to the owners hard work and vision. It is presented to a high standard and offers extensive dining and entertaining space with purpose built sunken seating and fire pit, patio for al fresco dining, a timber-decked area with raised border beds, and a gazebo providing shaded seating and dining space.

Location

The peaceful village of Rodington is surrounded by beautiful Shropshire countryside, six miles east of the bustling and historic town of Shrewsbury and ten miles from the large town of Telford. The village has a local pub, a parish church and a village hall. Shrewsbury is within easy reach, with its extensive range of shopping, supermarkets, leisure and cultural facilities. For additional needs, Telford is easily accessible, offering a wide variety of shops and leisure facilities. The A49 and A5 are both within five miles, providing access to the M54. Shrewsbury's mainline station provides regular services to Birmingham New Street (1 hour).



Distances

- Shawbury 6 miles
- Wellington 6.5 miles
- Shrewsbury 7 miles
- Telford 10 miles
- Chester 41 miles
- Birmingham 43 miles

Nearby Stations

- Wellington
- Wem
- Shrewsbury

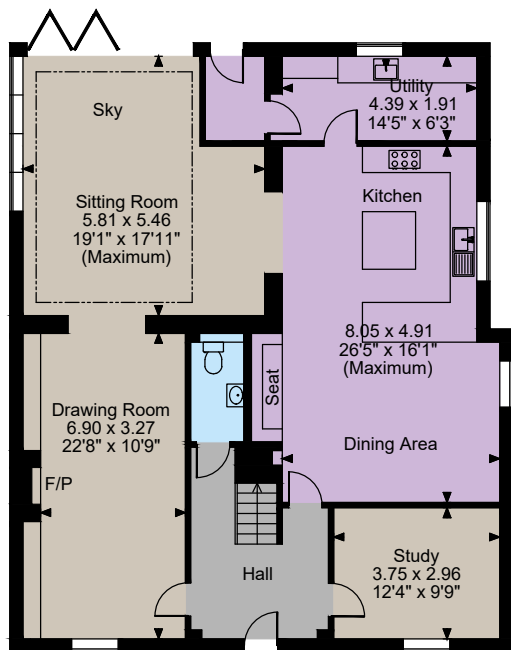
Key Locations

- Attingham Park National Trust
- Alderford Lake
- Carding Mill Valley
- The Quarry Park
- Theatre Severn
- Ironbridge Gorge Museums
- Hawkstone Park Follies

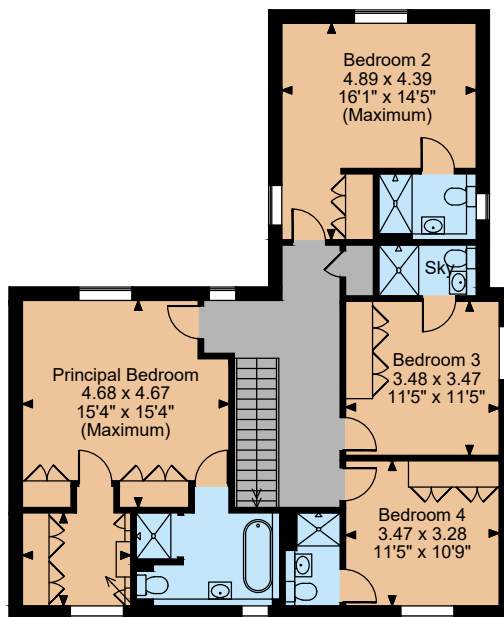
Nearby Schools

- St Lucia's CofE Primary School
- Allscott Meads Primary Academy
- High Ercall Primary School
- The Corbet School
- Prestfelde School
- Shrewsbury High School for Girls
- Shrewsbury School
- Packwood Haugh
- Adcote School for Girls
- The Old Hall
- Wrekin College

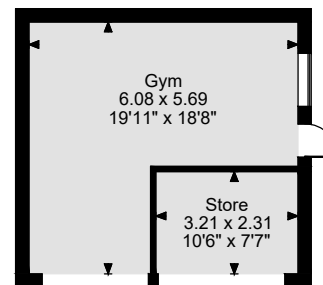




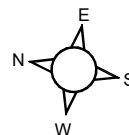
Ground Floor



First Floor



Ground Floor Double Garage



The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

House internal area 2,572 sq ft (239 sq m)

For identification purposes only.

Directions

Post Code SY4 4FE

what3words: ///florists.pixel.supple

General

Local Authority: Telford & Wrekin

Services: Mains electricity, water, gas and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: B

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

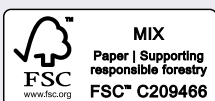
Shropshire & Mid Wales

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