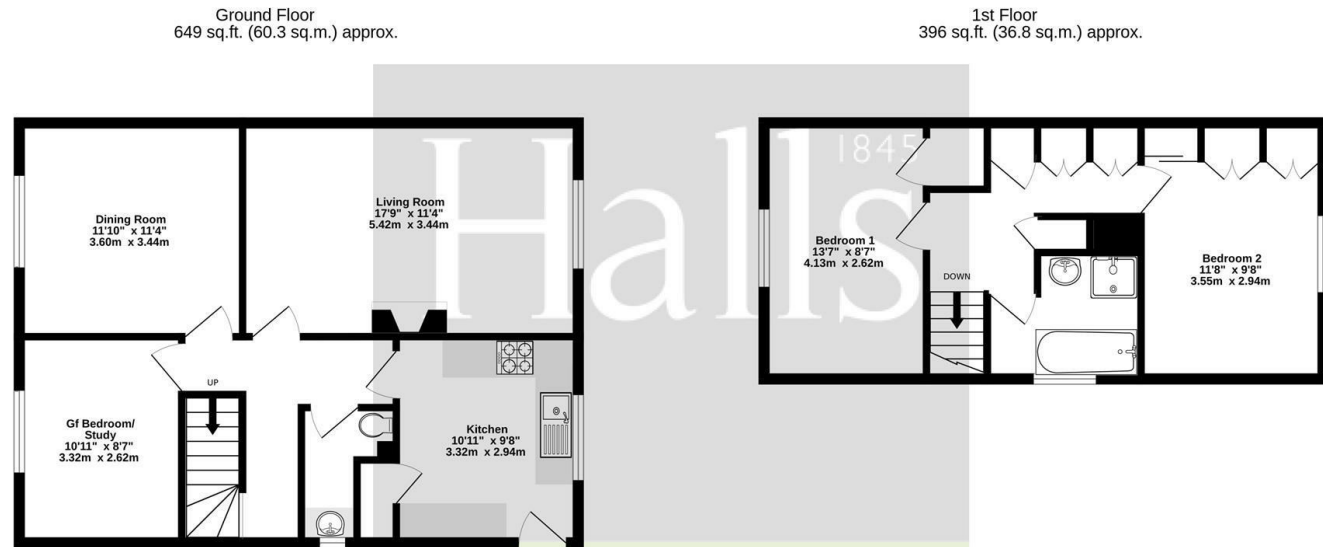


FOR SALE

2 Rosehill Avenue, Whittington, SY11 4DX



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

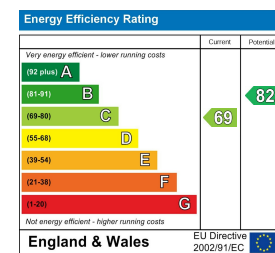
Offers In The Region Of £275,000

2 Rosehill Avenue, Whittington, SY11 4DX

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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 Rating



An attractively designed and deceptively spacious detached three-bedroom dormer bungalow positioned on a generous corner plot and boasting ample driveway parking and a detached single garage, whilst offering excellent scope for modernisation, ideally situated within a popular residential location on the edge of the village of Whittington.



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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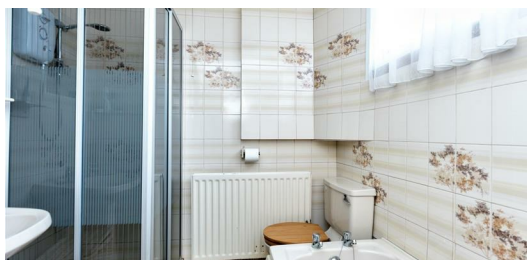
2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Dormer Bungalow**
- **Scope for Modernisation**
- **Corner Plot**
- **Garage**
- **Ample Driveway Parking**
- **Popular Village Location**

DESCRIPTION

Halls are delighted with instructions to offer 2 Rosehill Avenue in Whittington, for sale by private treaty.

2 Rosehill Avenue is an attractively designed and deceptively spacious detached three-bedroom dormer bungalow positioned on a generous corner plot and boasting ample driveway parking and a detached single garage, whilst offering excellent scope for modernisation, ideally situated within a popular residential location on the edge of the village of Whittington.

The property was bought, from new, by the current vendors, who occupied the property for circa 50 years.

Internally, the property offers exciting scope for modernisation and improvement according to ones tastes, whilst at present comprising, on the ground floor, a Reception Hall, Living Room, Kitchen, Dining Room, Cloakroom, and ground floor Bedroom/Study, together with, to the first floor, two double Bedrooms, a family Bathroom and an array of integrated storage cupboards.

The property occupies a a generous corner plot within this popular residential location and at present provides, to the front and side, a number of lawned areas which are intersected by a substantial brick paved driveway which leads to a detached single garage, with a private 'rear' garden which offers a further area of lawn alongside a brick paved patio area.

The sale of 2 Rosehill Avenue does, therefore, provide the rare opportunity for purchasers to acquire an attractively designed and deceptively spacious three-bedroom dormer bungalow with the benefit of parking, garage and gardens, in this much sought after edge of village location.

The property is offered with the benefit of no onward chain.

THE ACCOMMODATION COMPRISES:

The property is entered via a UPVC door with opaque glazed panel, flanked to one side by further opaque glazed panelling, in to a:

RECEPTION HALL

Fitted carpet as laid, carpeted stairs rising to the first floor and a door leading in to a:

LIVING ROOM

Fitted carpet as laid, large UPVC double glazed window on to side elevation allowing views over the garden, traditionally styled gas "living flame" effect fire set on to raised tiled hearth with decorative tiled surround and wooden beam over (we are advised that an open fire sits behind which could be opened up to accommodate log burner etc).

KITCHEN

Tiled flooring, UPVC double glazed window on to side elevation, UPVC door with opaque glazed panel opening onto the driveway, and with a fitted kitchen comprising: a selection of base and wall units with marble effect roll topped work surfaces over, inset stainless steel sink unit with draining area to one side and mixer tap above, tiled splashbacks, inset four ring Neff hob with matching eye level Neff grill and oven and extractor hood over, planned space for a number of appliances which at present feature a free standing Hotpoint dishwasher, alongside a freestanding Hotpoint washing machine (both of which are include in the purchase price). A further door leads in to a useful cupboard/pantry which houses the Worcester central heating boiler.

DINING ROOM

Fitted carpet as laid, UPVC double glazed window on to side elevation.

CLOAKROOM

Wood effect vinyl flooring, UPVC double glazed window on to front elevation, partly tiled walls and a bathroom suite to comprise: low flush WC and hand basin with separate (H&C) taps set in to vanity unit with storage drawers below.

BEDROOM THREE (GROUND FLOOR)

Fitted carpet as laid, UPVC double glazed window to side elevation.

A versatile room which whilst providing excellent capabilities as Bedroom Three could also be utilised for a variety of usages i.e. study, family room, games room etc.

FIRST FLOOR LANDING

Fitted carpet as laid, inspection hatch to loft space and door leading in to an Airing Cupboard which contains a selection of slatted shelving, with further doors leading in to a variety of landing storage cupboards, all of which contain shelving and clothes rails.

BEDROOM ONE

Fitted carpets as laid, UPVC double glazed window on to side elevation, double opening doors leading in to recessed wardrobe/storage space in which can be found a further door which leads in to storage space situated within the eaves.

BEDROOM TWO

Fitted carpet as laid, UPVC double glazed window on to side elevation, doors leading in to a selection of recessed storage cupboards and a further door leading directly in to the eaves storage.

FAMILY BATHROOM

Carpet tiled floor, UPVC double glazed window on to front elevation and a bathroom suite comprising: a panelled bath with separate (H&C) taps above, walk in shower cubicle with electric shower and pedestal hand basin with separate (H&C) taps above and fully tiled walls.

OUTSIDE

The property is approached over a generous paved driveway allowing space for the parking of a number of vehicles and flanked to either side by areas of lawn, and leading further on to the:

DETACHED SINGLE GARAGE

Up and over metal front access door, window on to side elevation, concrete floors, ample storage space in the rafters, power and light laid on and inspection pit.

A mid height metal gate through to the:

GARDEN

At present comprising an area of lawn alongside a brick paved patio area which provides an ideal space for outdoor dining and entertaining, with a further paved area situated directly to the rear of the garage offering space for bin storage etc.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band ' C ' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: (01691) 622602.