

FOR SALE

11 Roselyn, Shrewsbury, SY1 4LR

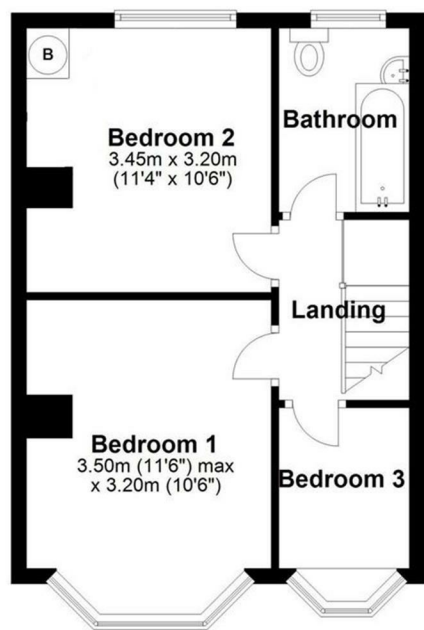
Halls 1845



Ground Floor
Approx. 41.9 sq. metres (451.3 sq. feet)



First Floor
Approx. 35.8 sq. metres (385.0 sq. feet)



Total area: approx. 77.7 sq. metres (836.3 sq. feet)

FOR SALE

Offers in the region of £229,950

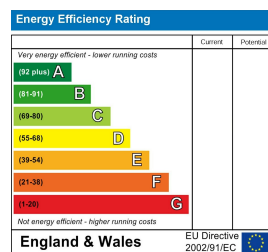
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A very impressive and well-proportioned mid terrace home that has been remodelled and refurbished throughout to a high standard.

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



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Wonderful open plan kitchen/dining room
- Large front reception room
- Updated bathroom
- Rear garden with patio and astro turf area
- Popular location
- Parking

DESCRIPTION

11 Roselyn has been remodelled and updated through and now has a stylish and light interior which has been re decorated and carpeted/wood effect laminate throughout. The property has uPVC double glazed windows, newly installed electrics as well as a boiler that was replaced approx. 12 months ago. There are many ethernet connections spread around the house as well and updated sockets offering USB charging built in. The most impressive part of the refurbishment is the kitchen now being opened up to the dining room/2nd reception room. There is a new fitted kitchen, complete with a range of integral appliances and spot lights above. The ground floor accommodation is completed with a large front sitting room with a bay window.

Upstairs there are 3 bedrooms and a bath/shower room, which has again been newly fitted to a very high standard. To the front there is a gravelled private gravelled driveway. To the rear a garden with patio area, astro turf area and garden shed. Located on a quiet street in a popular neighbourhood, a short walk from local schools, sports village, various shops and supermarkets.

ACCOMMODATION

ENTRANCE

Leading into:

SITTING ROOM

Large room with bay window and linking through to the kitchen. The staircase rises to the first floor and there are useful storage areas under the stairs. There was a fireplace that could quite easily be reinstated.

KITCHEN / DINING ROOM

New fitted kitchen with range of built in appliances and space for an American style fridge freezer. There are French doors leading to the garden from the dining room and a further access point to the rear at the bottom of the kitchen.

BEDROOM 1

Well portioned room to the front of the house with a bay window.

BEDROOM 2

Window over looking the rear garden.

BEDROOM 3

Window over looking the front of the property.

BATHROOM

Recently refitted offering a bath with shower over, sink and WC.

THE LOFT

The loft has been boarded and been supplied with electricity. The loft could be converted subject to the relevant planning permissions.

OUTSIDE

Up to two private parking spaces to the front of the property. Rear patio garden with astro turf area beyond. There is also a rear access gate in the fence.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band B. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com