

FOR SALE

34 Rondel Street, Shrewsbury, SY1 4FA



Total area: approx. 89.9 sq. metres (967.9 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

FOR SALE

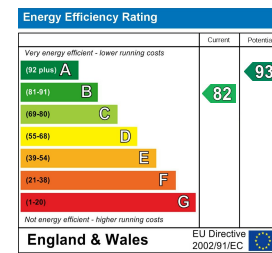
Offers in the region of £315,000

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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



This beautifully presented detached family house that is well presented throughout and provides spacious and well-designed accommodation throughout. The property occupies a lovely corner plot within a popular modern development, benefitting from a pleasant outlook, rear south facing gardens, private driveway and garage.



01743 236 444

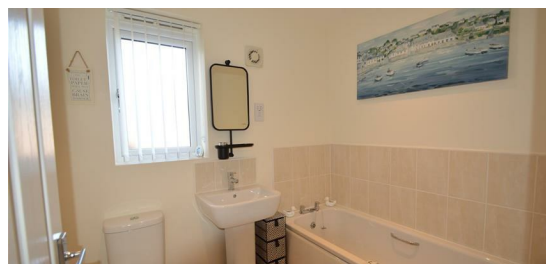
Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
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2 Reception
Room/s

3 Bedroom/s

2 Bath/Shower
Room/s

- Detached 3 Bedroom property
- Open plan Kitchen/Dining area
- Principal Bedroom with En-suite
- Large rear south facing part walled gardens with decked area
- Parking and Garage

RECEPTION HALL

Giving access to the sitting room, WC, storage cupboard and kitchen. The staircase leads from here to the first floor.

DOWNSTAIRS WC**LIVING ROOM**

Large front aspect window with carpet flooring, electric wall mounted fire and TV point.

KITCHEN / DINING AREA

Rear aspect window with French doors to rear garden and decking, vinyl flooring with fitted base and wall mounted kitchen units including an integrated one and a half bowl stainless-steel sink with drainer, four ring gas hob with stainless-steel splashback and extractor hood, an electric oven, dishwasher, fridge freezer. Dining space for a large kitchen table and access into an attached utility room.

UTILITY ROOM

Continued vinyl flooring with a rear door to the garden area. Built in base units with space for a washing machine/dryer and an integrated stainless-steel sink with drainer. LOGIC combi-boiler.

BEDROOM 1

Large double bedroom with front aspect window. Access to En-suite.

EN-SUITE

Vinyl flooring with a rear aspect semi-transparent window. Built-in mains shower unit, WC, pedestal wash hand basin and a stainless-steel heated towel rack.

BEDROOM 2

Double bedroom with a rear aspect window.

BEDROOM 3

Double bedroom with a rear aspect window.

BATHROOM

Vinyl flooring with a side aspect semi-transparent window. Fitted bath with fully tiled surround, WC, pedestal wash hand basin and stainless-steel heated towel rack.

OUTSIDE

The lovely south facing rear garden is one of the largest on Archery Fields, with a large decking space to the immediate rear of the property accessed by French doors from the kitchen, surrounded by a lawned area with herbaceous borders. There is a rear gate allowing access from the parking area. The single garage, detached from the property, comes with a remote-controlled electric door, lighting and a power supply, with private parking in front.

GENERAL REMARKS**TENURE**

Freehold. Purchasers must confirm via their solicitor.

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.

COUNCIL TAX

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

VIEWINGS

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