

FOR SALE

7 Rondel Street, Shrewsbury, SY1 4FA



GROUND FLOOR  
APPROX. FLOOR  
AREA 63.9 SQ.M.  
(688 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 63.9 SQ.M.  
(688 SQ.FT.)

TOTAL APPROX. FLOOR AREA 127.9 SQ.M. (1376 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

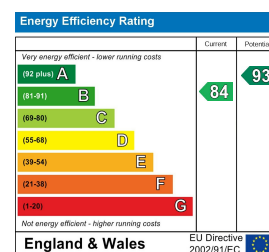
Offers in the region of £335,000

7 Rondel Street, Shrewsbury, SY1 4FA

**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

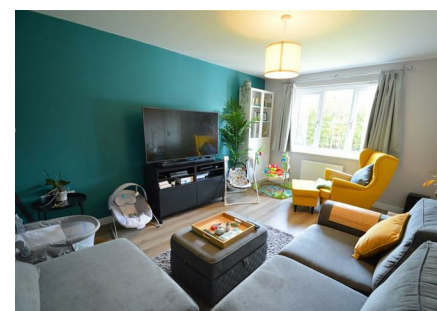


A highly desirable and attractively proportioned detached family home, set with integral garage and appealing gardens, on a much sought after residential development.



01743 236 444

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



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Mileages: Close to town amenities



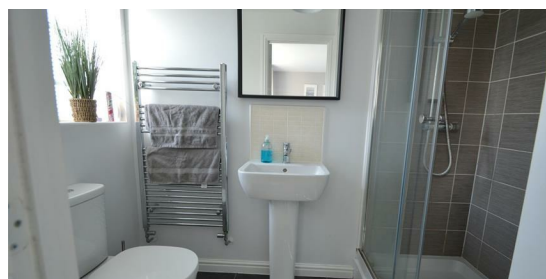
2 Reception Room/s



5 Bedroom/s



2 Bath/Shower Room/s



- Popular location
- Well proportioned rooms
- Driveway parking
- Integral garage
- Appealing gardens
- Open plan kitchen/diner

**DESCRIPTION**

7 Rondel Street is a most appealing and desirable detached family home, providing neatly appointed accommodation. The ground floor offers a spacious entrance hall, living room, feature kitchen diner with double doors out to the garden, separate utility room and guest WC. To the first floor there are 5 bedrooms, the principle of which has an en-suite shower room, whilst the remaining 4 are served by the family bathroom. Outside, there is driveway parking leading to the integral garage. The gardens offer neatly maintained and well manicured lawns, together with a number of herbaceous shrubbery beds and borders.

**ENTRANCE PORCH**

Storm porch with panelled part glazed entrance door into:-

**ENTRANCE HALL**

With staircase rising to first floor, built in under stair storage cupboard. Access door to garage and door to:-

**LIVING ROOM**

**KITCHEN DINER**

Providing a modern range of eye and base level units, comprising cupboards and drawers, with generous work surface area over and incorporating one and a half bowl stainless steel sink unit and drainer with mixer tap over, integral electric oven and grill with 4 ring gas hob unit, stainless steel splash. Space for fridge freezer, integral Beko dishwasher. Twin glazed french doors with inset blinds, leading out to rear gardens.

**UTILITY ROOM**

With fitted worktops and storage cupboards under, space and plumbing for washing machine, space for tumble dryer, wall mounted Ideal Logic gas fired central heating boiler, panelled part glazed door to rear garden and door to:-

**GUEST WC**

Tile effect flooring and providing a suite comprising low level WC, pedestal wash hand basin with tiled splash and extractor fan.

**FIRST FLOOR LANDING**

With access to loft space.

**BEDROOM ONE**

With door to:-

**EN-SUITE SHOWER ROOM**

Tile effect flooring and providing a white suite comprising low level WC, pedestal wash hand basin with tiled splash, shower cubicle with mains fed Mira shower with drench head and additional feeder shower attachment, inset tiling, sliding splash screen, extractor fan, wall mounted heated towel rail.

**BEDROOM TWO**

Built in storage cupboard.

**BEDROOM THREE**

**BEDROOM FOUR**

**BEDROOM FIVE**

**BATHROOM**

Providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath, part tiled walls, wall mounted heated towel rail, extractor fan.

**OUTSIDE**

The property is approached over a tarmac driveway with parking for circa two vehicles, whilst also providing vehicular access to the integral garage and access to the front and side of the property.

**GARAGE**

With metal up and over entrance door, power and light points.

**GARDENS**

To the front, the gardens offer neatly maintained lawns with low maintenance shrubbery beds and borders. The majority of the gardens are located to the rear of the property and these comprise a small flagged patio area, with adjoining flowing lawns. To the top section, is a decked sun terraced private seating area with timber Pergola. External cold water tap.

**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 E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

**VIEWINGS**

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