

FOR SALE

Rose Villa Welshpool Road, Bicton Heath, Shrewsbury, SY3 5AH



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Offers in the region of £529,950

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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



01743 236444

Shrewsbury Sales
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Close to town amenities.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Grade II Listed
- 3 Storey accommodation
- Versatile rooms
- Cabin/gamesroom
- Lovely gardens
- Popular location

DIRECTIONS
From Shrewsbury Town Centre proceed to the Frankwell roundabout heading up the Mount to the Shelton traffic lights. Bear right and then immediately left and proceed along the Welshpool Road. Continue past the Ego restaurant and after a short distance the property will be seen on the right hand side clearly identified by a Halls for sale board.

SITUATION
The property is conveniently located on the western outskirts of Shrewsbury and provides access to a number of local amenities including a Co-op supermarket, bus services, Royal Shrewsbury Hospital, a number of schools and the excellent town shopping centre. Shrewsbury also offers a rail service, whilst access is available to the A5 which links through to the east to Telford or alternatively north to Oswestry.

DESCRIPTION
Rose Villa is a highly desirable detached Grade II listed period house built during the 18th century. The property offers charming accommodation and includes one of the first iron framed windows. The ground floor offers two traditional separate reception rooms, a breakfast/kitchen, utility room and shower room. To the first floor are two bedrooms and a bathroom whilst the second floor offers an additional two double bedrooms. Outside is a generous amount of driveway parking which gives access to the garage. The gardens are a stunning feature offering flowing lawns, beautifully maintained shrubbery beds and borders and a most desirable detached cabin which has a multitude of uses, including a games room or home office.

ACCOMMODATION

STORM PORCH
With quarry tiled floor. Panelled part glazed entrance door into:

ENTRANCE HALL
With staircase rising to first floor. Ceiling downlighters. Part panelling to walls.

LIVING ROOM
12'2 x 11'7
Fireplace with tiled hearth housing gas fired log effect stove with decorative surround. Bay window.

DINING ROOM
12'2 x 9'9
With fireplace with tiled hearth housing gas fire with timber surround. Bay window. Part glazed stable door leading out to sun terrace and gardens.

KITCHEN BREAKFAST ROOM
11'5 x 11'7
With quarry tiled floor. Providing an attractive range of eye and base level units comprising cupboards and drawers with solid oak worktops over and incorporating a Belfast sink unit with mixer tap over. Space and plumbing for dishwasher. Space and plumbing for washing machine. Integral Neff double oven and grill, with additional 4 ring gas hob unit and filter hood. Space for fridge freezer. Useful built in pantry cupboard. Door to:

REAR PORCH
Access door to garden.

LOBBY / UTILITY
With space for freezer. Door to:

SHOWER ROOM
With tiled floor. Low level WC. Wall mounted basin. Corner shower cubicle with wall mounted electric shower. Part tiled walls and tiled splash.

FIRST FLOOR LANDING
With sash windows to front. Staircase continuing to second floor. Built in airing cupboard housing the insulated hot water cylinder.

BEDROOM 1
12'8 x 12'2
With a range of fitted wardrobes. Ornamental period fireplace.

BEDROOM 4
4'10 x 10'0
With attractive aspect over garden.

BATHROOM
With a white suite comprising low level WC, pedestal wash hand basin and panelled bath. Part tiled walls.

SECOND FLOOR LANDING
With access to loft space. Useful walk in store room which could be potentially utilised as a study.

BEDROOM 2
12'8 x 12'11
With access to loft space. Dual aspect windows overlooking gardens and surrounding adjoining fields.

BEDROOM 3
12'8 x 9'11
With fitted wardrobe and shelving to recess.

OUTSIDE
The property is approached over a generous gravelled driveway which provides ample parking for numerous vehicles, whilst also giving vehicular access to the attached garage and pedestrian access to the front and side of the property.

GARAGE
With metal up and over entrance door. Power and light points. Archway to Workshop area. Panelled part glazed access door to garden.

THE GARDENS
The gardens are a particularly attractive feature to the property and to the front offer beautifully maintained lawns together with a number of well stocked and established shrubbery beds and borders and a variety of specimen trees. Sitting adjacent to one side of the property is a flagged sun terrace which offers an excellent outdoor entertaining space with beautifully laid out beds. A central timber pergola with climbing plants offers an additional private seating space with steps leading down to a further patio and offering pathways which lead to the impressive detached cabin. Beyond the cabin is an additional work area with flagged sections and raised beds. The lawns then flow alongside a raised rockery bed and arrive at a golden gravelled area with space for potted plants and a greenhouse. Further lawns extend across the rear incorporating additional established borders. Garden shed. External cold water tap and external power points.

DETACHED CABIN / GAMES ROOM
18'8" x 14'9"
Built of timber under a pitched felt roof with twin glazed entrance doors. Providing a fantastic space for those wanting a cinema room, games room or home office. Power and light points. Air conditioning unit which can provide both warm and cold air. Positioned to the front of the cabin is a covered terrace which offers a lovely spot to overlook the gardens.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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

TENURE
Freehold. Purchasers must confirm via their solicitor.

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

COUNCIL TAX
The property is in Council Tax band 'D' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.