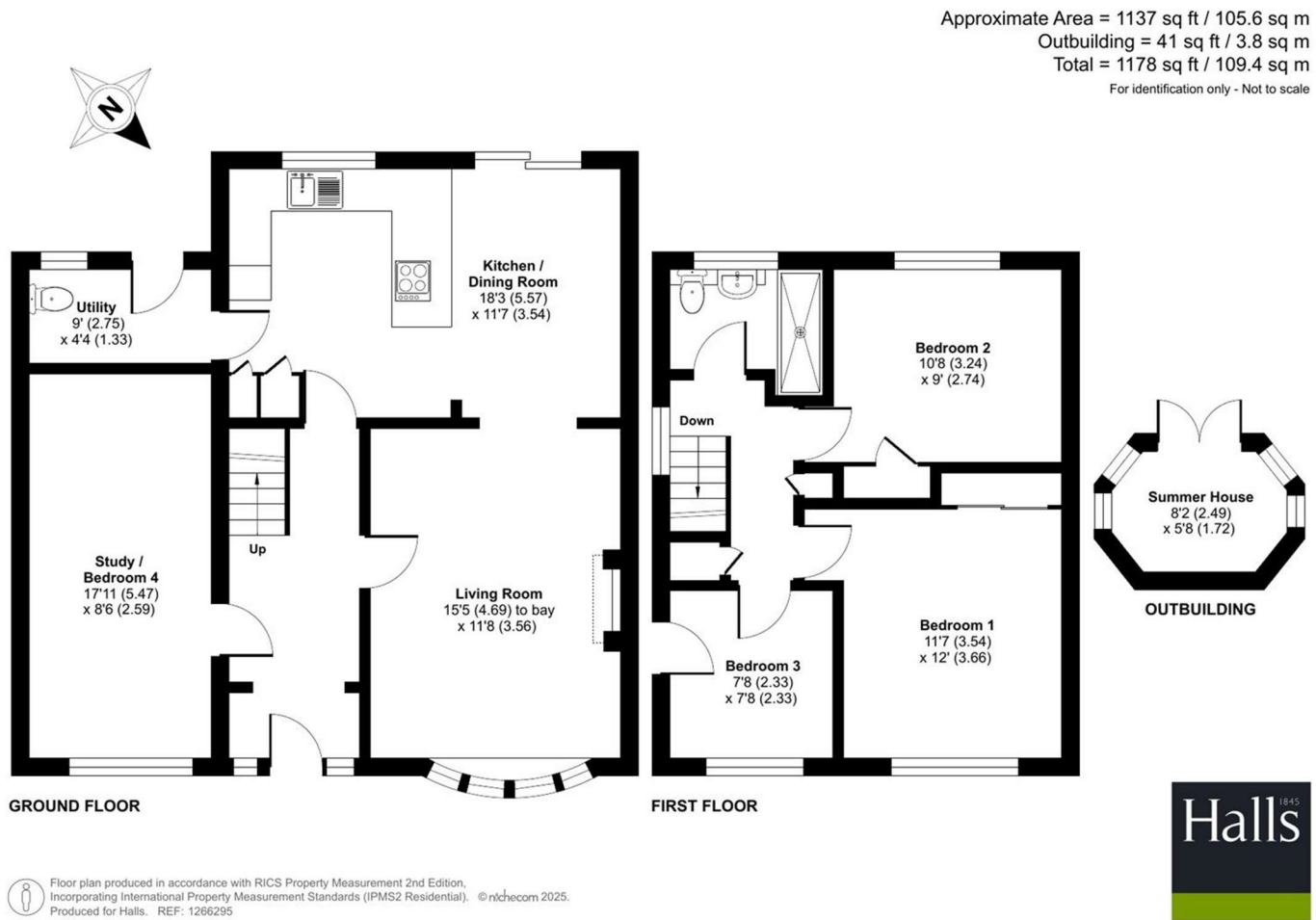


FOR SALE

17 Rotherfield, Shrewsbury, SY1 4RD



FOR SALE

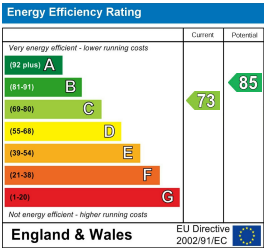
Offers in the region of £375,000

17 Rotherfield, Shrewsbury, SY1 4RD

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 presented and greatly improved detached house, providing well proportioned and versatile accommodation, set with appealing gardens and lovely far reaching views in an appealing cul-de-sac locality.




01743 236 444

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




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Close to town amenities.



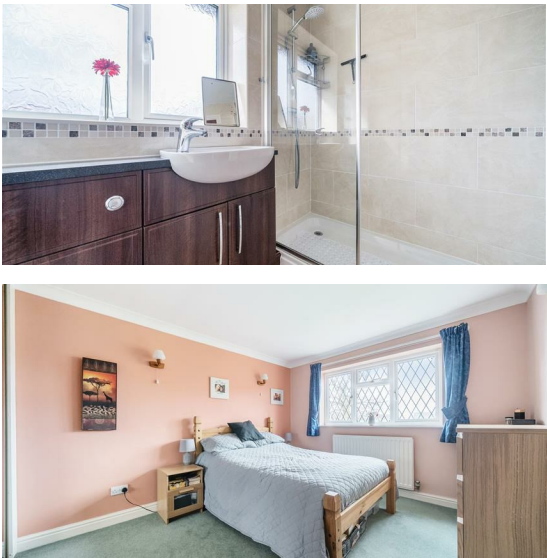
2 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- Popular residential development
- Altered and improved accommodation
- Recently re-fitted kitchen
- Garage conversion
- Appealing landscaped gardens
- Lovely far reaching aspect

DIRECTIONS
From Shrewsbury town centre proceed along Smithfield Road, bearing left into Chester Street and continue under the railway bridge staying in the left hand lane and continue along Castle Foregate and St Michael's Street. Proceed over the mini roundabout and upon arrival at the Heathgates roundabout, take the second turning left along the B5062 Sundorne Road. After a short distance, take the right turning into Lesley Owen Way and follow this along until turning left into Rotherfield.

SITUATION
The property is most attractively positioned in an end cul-de-sac position, in an established area, with a number of amenities close to hand including schools and shops, whilst being within easy access of retail parks and a selection of supermarkets. The town centre offers a comprehensive and diverse shopping centre with a range of facilities and a rail service. Commuters have excellent access to road links via the A49 to the A5 and onto Telford.

DESCRIPTION
17 Rotherfield is a highly desirable detached house, which has undergone a number of improvements by the current owners. Recent alterations have included a garage conversion to now offer an additional reception room or fourth bedroom. The kitchen has been re-fitted, whilst also being knocked through to the dining room and now affords a super entertaining space. To complete the ground floor accommodation, is a generous living room and separate utility/WC. To the first floor, there are three bedrooms which are served by a shower room. Outside, there is a part tarmacadam and part block paved driveway, which provides parking for numerous vehicles. The gardens are an attractive feature and to the front are mostly laid to lawn with established shrubbery beds and borders. The rear gardens are landscaped and comprise a paved sun terrace entertaining area, sections of lawn and deep established shrubbery beds and borders. Prospective purchasers will be delighted to appreciate the beautiful outlook to the rear of the property towards Haughmond Hill.

ACCOMMODATION
Panelled part glazed entrance door leads into:-

ENTRANCE HALL
Staircase to first floor, doors off and to:-

LIVING ROOM
With tiled and Mock Stone fireplace, bow window, ceiling cornice.

Archway through to:-

OPEN PLAN KITCHEN DINER

KITCHEN
Providing a modern range of eye and base level soft close units comprising cupboards and drawers, with generous work surface area over and incorporating a one and half bowl ceramic sink unit and drainer with mixer tap over, integral Hotpoint electric oven and grill, space and plumbing for slimline dishwasher, four ring induction hob unit. Built in extractor fan. Additional bespoke built in fridge.

DINING AREA
With ceiling cornice and sliding patio doors offering fantastic far reaching views and access out to the rear gardens.

UTILITY/WC
Tiled floor and providing a white suite comprising low level WC with wash hand basin over and mixer tap, space and plumbing for washing machine, space for freezer, wall mounted heated towel rail and part glazed access door to rear garden.

FAMILY ROOM/BEDROOM FOUR
Ceiling downlighters and attractive aspect to front.

FIRST FLOOR LANDING
With access to loft space, built in airing cupboard housing the gas fired central heating boiler, built in storage cupboard.

BEDROOM ONE
Built in double wardrobe with mirror fronted sliding doors.

BEDROOM TWO
With built in wardrobe and window with stunning aspect over rear gardens and adjoining countryside with Haughmond Hill and The Wrekin in the distance.

BEDROOM THREE
With access to eaves.

SHOWER ROOM
Providing a white suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards under, large shower cubicle with mains fed shower, inset tiling and sliding splash screen, fully tiled walls, heated towel rail and shaving connection point.

OUTSIDE
The property is approached over a tarmacadam and block paved driveway which provides ample parking for numerous vehicles and gives pedestrian access to the front and side of the property.

THE GARDENS
To the front, the gardens offer generous sections of well maintained lawns, together with established shrubbery beds, borders and hedging. The majority of the gardens are located to the rear, sitting adjacent to the kitchen diner, is a paved sun terrace, providing a lovely space for outdoor entertaining and maximising the open far reaching views. Steps and a gravelled path then meanders down to a central lawn, with further gravelled areas for potted plants and additional seating. Timber summer house. Steps lead down to the lower borders which are particularly established and densely populated with numerous specimen shrubs, plants and trees. Positioned to one side of the property is useful timber and felt storage shed, whilst located to the other is an external cold water tap and low maintenance storage area.

GENERAL REMARKS

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