



Zaza Johnson & Bath
Estate Agents

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1 Roseway, Harlescott, Shrewsbury, Shropshire, SY1 4HJ

Offers in the Region Of £264,000

This really well proportioned, 4 bedroom end of terrace is well placed for local amenities including supermarkets and retail parks and within easy access of the town centre. The generous accommodation includes Entrance Hall, Living Room, Dining Room, Kitchen, 4 Bedrooms, En-suite Shower Room and Family Bathroom, Enclosed Rear Garden, Garage and good size Driveway, GCH. Early Viewing Recommended.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

uPVC double glazed entrance door with side panels.

Entrance Hall 12' 9" x 5' 8" (3.88m x 1.73m)

Carpet, double radiator, carpeted staircase to First Floor Landing, useful under stairs storage cupboard, small cubbyhole housing meters.

Living Room 11' 5" x 10' 3" (3.48m x 3.12m)

Wood effect laminate flooring, double glazed bay window to the front, radiator, fireplace with gas fire inset (no longer working).

Dining Room 11' 3" x 16' 6" (3.43m x 5.03m)

Tiled flooring, radiator, double glazed aluminium sliding doors leading to rear garden.

Kitchen 11' 4" x 13' 10" (3.45m x 4.21m)

Tiled flooring, uPVC double glazed window overlooking rear garden, uPVC double glazed door to rear garden. Fitted with base and eye level units, tiled surround, inset stainless steel sink, space for freestanding cooker, space for washing machine, radiator. door to Garage.

Garage 21' 5" x 7' 5" (6.52m x 2.26m)

Up and over door.

First Floor Landing 7' 10" x 5' 9" (2.39m x 1.75m)

Access to fully boarded loft space.

Bedroom 1 11' 5" x 10' 4" (3.48m x 3.15m)

Carpet, radiator, double glazed bay window to the front, built in double wardrobe and dressing table.

Bedroom 2 13' 6" x 7' 2" (4.11m x 2.18m)

Wood effect laminate flooring, radiator, double glazed bay window to the front.

En Suite Shower Room 7' 9" x 7' 2" (2.36m x 2.18m)

Fully tiled walls and flooring, vanity unit with integrated wash basins and WC with storage, corner shower cubicle with electric shower, double glazed window to the rear, extractor fan.

Bedroom 3 11' 4" x 9' 4" (3.45m x 2.84m)

Carpet, double glazed window to the rear, radiator, built in storage cupboard also housing Worcester combination central heating boiler.

Bedroom 4 6' 9" x 5' 11" (2.06m x 1.80m)

Carpet, radiator, double glazed bay window to the front.

Family Bathroom 7' 8" x 6' 11" (2.34m x 2.11m)

Extended bathroom with tiled floor and walls, corner bath with jets and electric shower over, double glazed window to the rear, wash basin and WC, extractor fan, radiator.

Rear Garden

Approached onto a paved patio with lawn beyond and border to the back. The low maintenance garden is enclosed by fencing providing a good level of privacy.

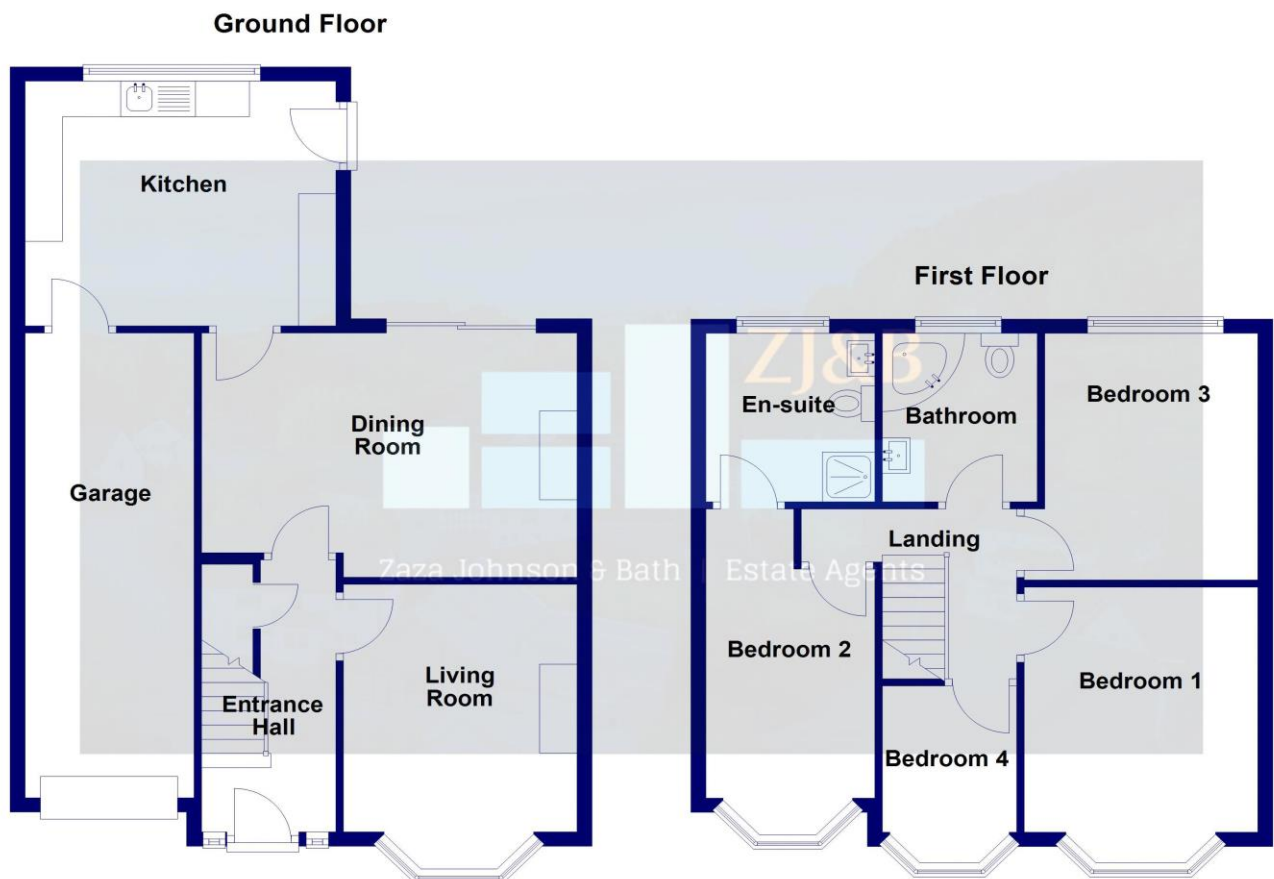
Outside - Front

Approached over a block paved driveway providing parking and access to Garage. Small lawn with paved pathway leading to the entrance door and enclosed by a brick wall with gated access.

Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



1 Roseway, Harlescott, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

1 ROSEWAY SHREWSBURY SY1 4JG	Energy rating D	Valid until: 19 July 2031
		Certificate number: 0616-3067-1263-4379-0000

Property type Semi-detached house

Total floor area 100 square metres

Rules on letting this property

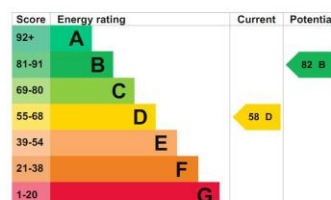
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage