



SAMUEL WOOD

15 Roselyn, Shrewsbury, Shropshire, SY1 4LR
Offers In The Region Of £220,000



15 Roselyn

Shrewsbury, Shropshire, SY1 4LR



- **NO UPWARD CHAIN**
- Living Room & Conservatory
- Three Bedrooms & Family Bathroom
- Low Maintenance Gardens
- Close to Amenities & Road Links
- Traditional End Terrace Property
- Stylish Dining Kitchen
- Off Road Car Parking
- Gas Central Heating
- EPC Rating D

15 Roselyn is a charming three-bedroom end-of-terrace property located in Shrewsbury, offering a blend of comfort and convenience. With its practical layout, attractive outdoor space, and modern amenities, this property is an excellent choice for those seeking a cosy family home in a convenient location. The combination of a well-designed ground floor and spacious bedrooms upstairs makes it a versatile property that can easily accommodate various lifestyle needs.

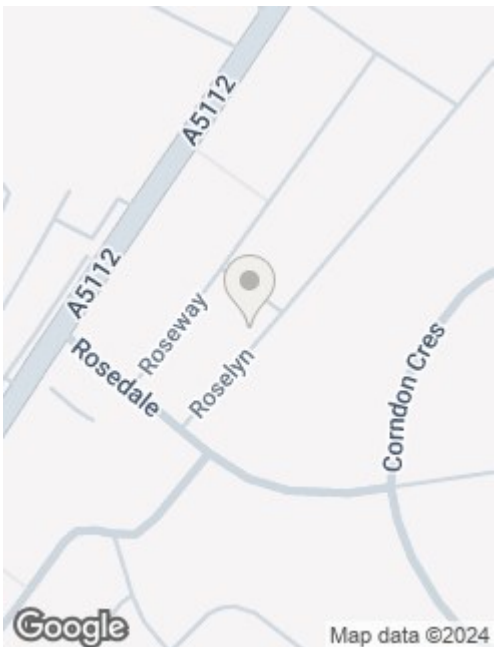
The ground floor features a welcoming living room with a feature fireplace, creating a cosy focal point for the space. The layout flows seamlessly into an open-plan kitchen and dining area, ideal for family gatherings or entertaining. From the dining area, doors lead into a bright conservatory, providing additional living space and direct access to the garden.

Upstairs, the property includes three well-sized bedrooms. Two of these are doubles, providing ample space for relaxation and storage, while the third is a comfortable single room, ideal for a child or as a home office. The family bathroom is well-appointed, featuring modern fixtures and finishes that offer both functionality and style. Altogether, the first floor provides a practical and comfortable living arrangement, perfect for a growing family or those looking for extra space.

The house boasts a two-car driveway and a pleasant rear garden, designed for easy maintenance and outdoor enjoyment.







Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Up to 1000 Mbps

Flood Risk: No Risk

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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