



SAMUEL WOOD

27 Rosedale, Shrewsbury, Shropshire, SY1 4HR  
Offers In The Region Of £220,000







# 27 Rosedale

Shrewsbury, Shropshire, SY1 4HR



- Well Presented Semi Detached Property
- Stylish Breakfast Kitchen & Rear Lobby
- Family Bathroom
- Two Car Driveway & Front Garden
- Popular Location with Amenities & Schooling
- Living Room with Feature Log Burner
- Two Double Bedrooms
- Outdoor Office with Insulated Flooring
- Good Sized Rear Enclosed Rear Garden
- EPC Rating D

27 Rosedale is a well-presented two bedroom semi detached home offering comfortable accommodation in a convenient and desirable location to the northside of the town centre. The property features a spacious driveway, a generous rear garden and the added benefit of an outdoor office - ideal for remote working or additional storage. With excellent access to local amenities, reputable schools and strong transport links, this home is perfectly suited for first time buyers, small families or professionals. Viewing is highly recommended.

Upon entering the property, you are welcomed by an entrance vestibule leading into a front facing living room, complete with a feature log burner that adds warmth and character. To the rear, the spacious, refitted breakfast kitchen provides a stylish and practical space for cooking and dining, with a window overlooking the garden. A rear lobby leads out to a patio area, ideal for outdoor dining and entertaining.

Upstairs, the property boasts two generously sized double bedrooms. The main bedroom enjoys an abundance of natural light through a large bow window facing the front, while the second bedroom overlooks the rear garden. The bathroom completes the first floor, featuring a modern white suite and a chrome heated towel rail for added comfort.

Externally, the home is approached via a driveway providing off road parking for two vehicles, with side access leading to the rear of the property. The rear garden is a standout feature, offering a good sized lawn, patio area and a fully converted outdoor office with insulated flooring - perfect for home working or creative pursuits.

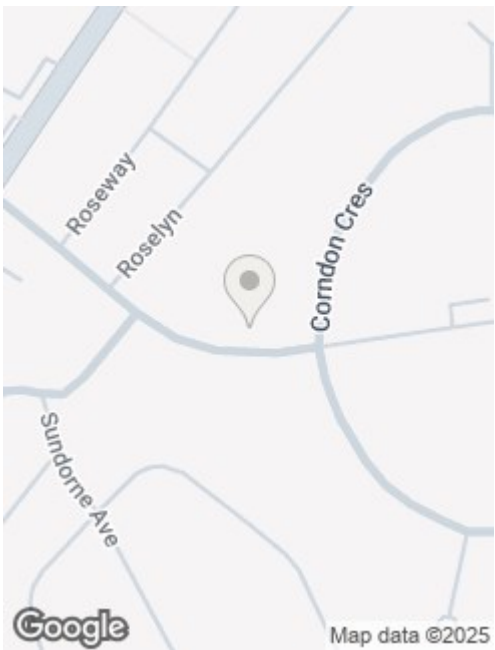
With its combination of character features, modern upgrades and a highly convenient location close to amenities, schools, and transport links, 27 Rosedale is a property not to be missed.











## Directions

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

Broadband Speed: Basic 16 Mbps, Superfast 134 Mbps & 2300 Ultrafast Mbps

\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low.

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.

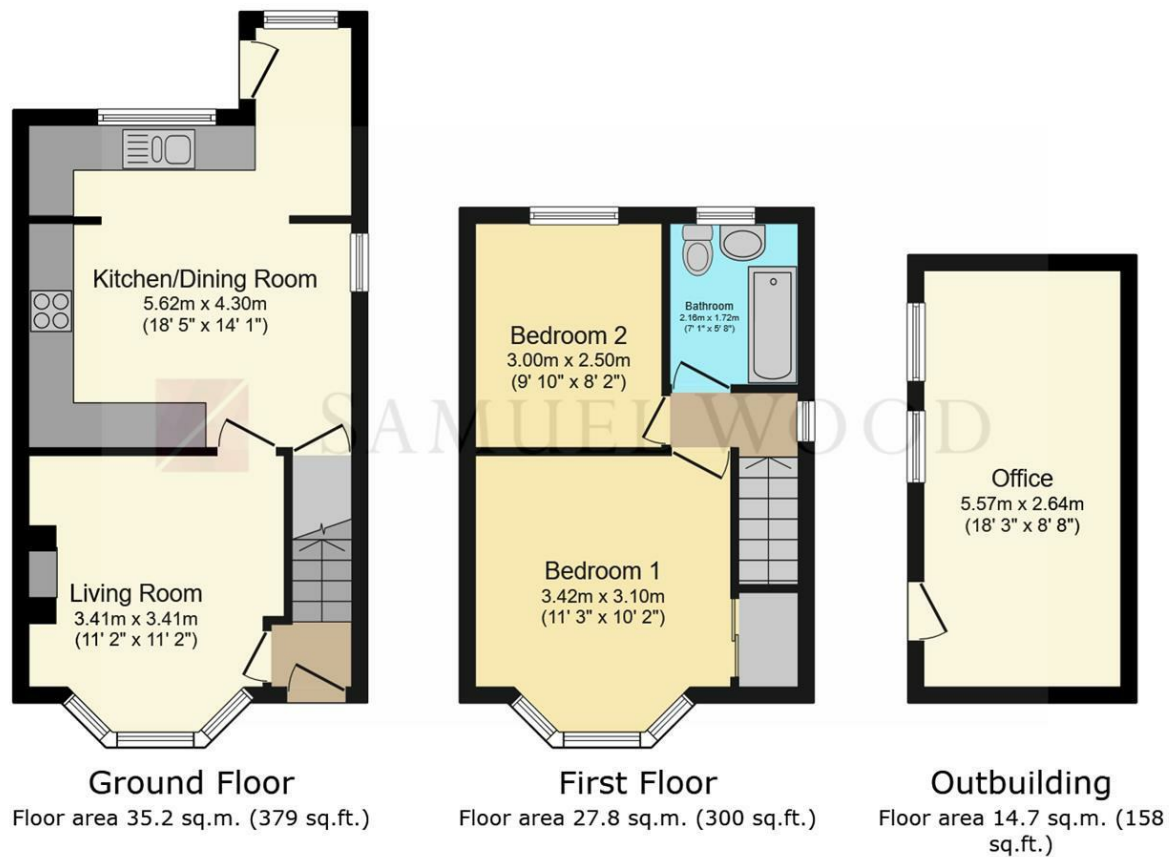












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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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