



SAMUEL WOOD

44 Rondel Street, Shrewsbury, Shropshire, SY1 4FA
Offers In The Region Of £245,000



44 Rondel Street

Shrewsbury, Shropshire, SY1 4FA



- Beautifully Presented Family Home
- Three Well Proportioned Bedrooms
- Family Bathroom
- En-Suite To Master & Ground Floor Cloakroom
- Gas Central Heating
- Open Plan Kitchen Diner
- Spacious Reception Room
- Meticulously Landscaped Rear Garden
- Multi Vehicle Driveway
- EPC Rating B

Samuel Wood is delighted to offer for sale this three bedroom family home on Rondel Street in Shrewsbury. Occupying a primary cul-de-sac position the property boasts a well designed layout with contemporary living spaces, all complemented by a landscaped rear garden and private driveway. Close to excellent amenities including a retail park, supermarkets, pubs, restaurants, cafes, within good school catchment and practical road links. Viewing is highly recommended by the selling agent.

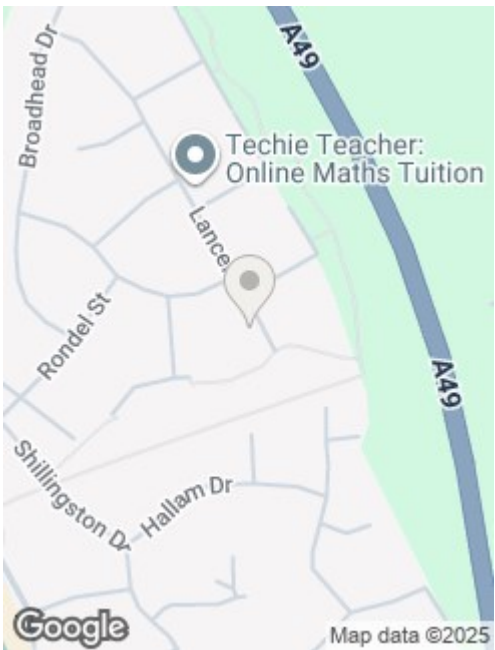
44 Rondel Street in Shrewsbury is a contemporary and well-presented three-bedroom semi-detached home offering a comfortable and stylish living environment. On the ground floor, the property opens with a welcoming entrance hall that provides access to a convenient cloakroom and a spacious living room, which features built-in storage. The layout flows seamlessly into an open-plan kitchen and dining area, designed for modern living, with double doors opening directly onto the rear patio, creating a perfect connection between indoor and outdoor spaces.

Upstairs, the home continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, providing added privacy and convenience. The remaining two bedrooms share a generously sized family bathroom, ideal for families or guests. Each room offers good natural light and has been thoughtfully arranged to maximise space and functionality.

Externally, the property is equally appealing. A private driveway provides off-road parking for up to three vehicles, a practical advantage for modern households. To the rear, the landscaped garden has been well maintained and offers a blend of lawn and patio areas, ideal for outdoor entertaining, gardening, or simply relaxing. The overall presentation and layout make this home a desirable choice for buyers seeking style, space, and convenience in a well-regarded Shrewsbury location.







Directions

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

Broadband Speed: Basic 15Mbps & Ultrafast 2300Mbps
 Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold. Maintenance charge approx. £160 per annum.

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

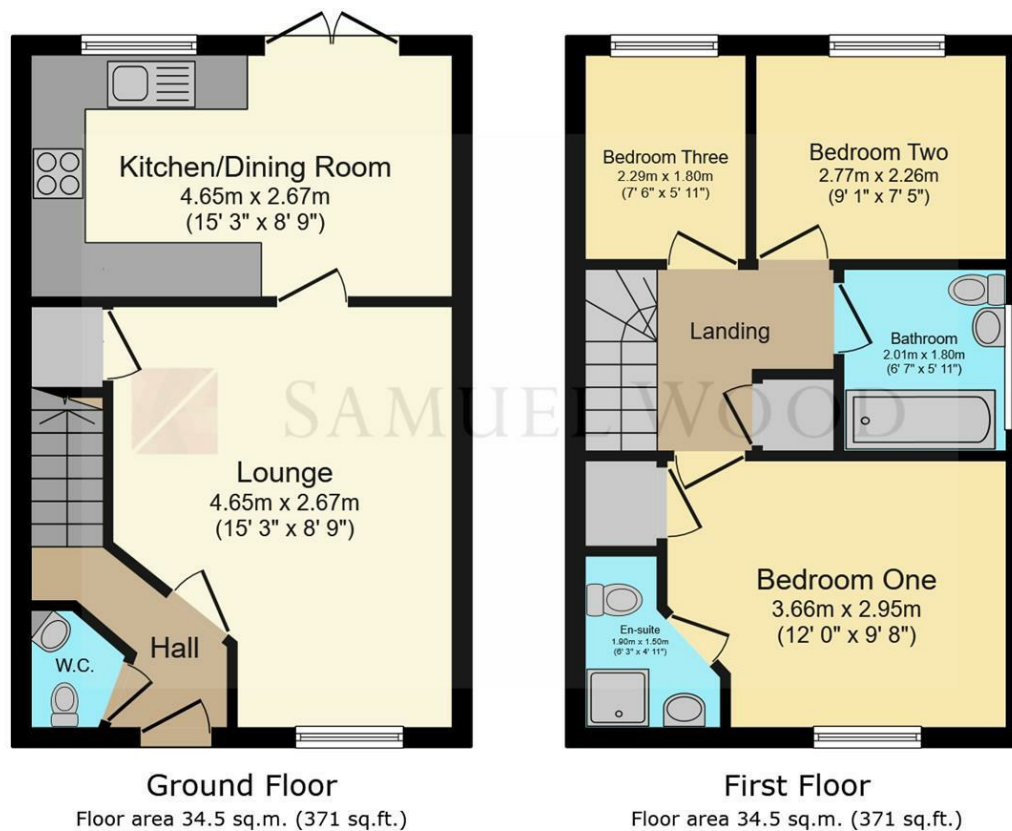
Council Tax Band: C

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

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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