



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

1 Rosedale, Shrewsbury, SY1 4HH

£210,000 Region

To view this property please call us on **01743 236 800** Ref: T7491/SL/KQ

A neatly kept and well maintained, three bedroom semi-detached house.

This three bedroom semi-detached house provides well planned and well proportioned accommodation with rooms of pleasing dimensions. The property provides comfortable accommodation but does require some modernisation and improvement.

The property is well placed in this popular residential area, within reach of local shops, schools, bus service to the town centre and within easy reach of the Shrewsbury by-pass with access onto the M54 motorway link.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

LOUNGE

11'5" x 10'5" (3.48m x 3.18m)
Bay window to the front

DINING ROOM

11'4" x 10'5" (3.45m x 3.18m)
Bay window to the side

KITCHEN

6'7" x 5'7" (2.00m x 1.70m)
Fitted with a range of matching units

GLAZED UTILITY LOBBY

From the entrance hall STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

11'5" x 10'3" (3.48m x 3.13m)
Window to the front
Built in wardrobe with sliding doors

BEDROOM 2

11'4" x 10'3" (3.45m x 3.13m)
Bay window to the side
Built in storage cupboard incorporating linen cupboard with insulated cylinder

BEDROOM 3

6'9" x 5'9" (2.06m x 1.75m)
Oriel bay window

BATHROOM

Panelled bath
Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is divided from the road by an ornamental wall with pillared features and balustrade and approached through two sets of double wrought iron gates with hard standing providing parking and extending to the side to the garage. The forecourt to the front and side is intersected by a variety of established shrubs and specimen trees.

There is a small enclosed COURTYARD STYLE REAR GARDEN. Dry store and workshop.

GARAGE

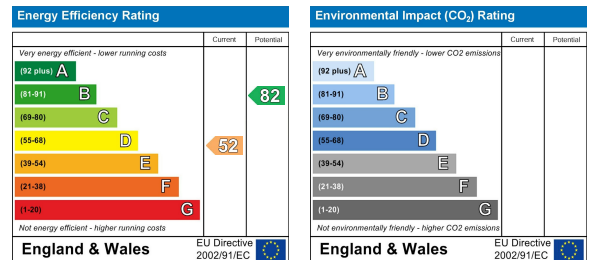


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate and Ditherington Road. Continue to the Heathgaets Island and take the first exit into Whitchurch Road. Continue for some distance, eventually turning right into Rosedale. The property will be found on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: B

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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