



**Zaza Johnson & Bath**  
Estate Agents

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## **35 Rondel Street, Archery Fields, Shrewsbury, Shropshire, SY1 4FA**

### **Offers in the Region Of £290,000**

A stylish, modern 3-bedroom detached family home offering comfortable living space and a convenient location. It presents an excellent opportunity for those seeking a modern family home in a desirable neighbourhood with easy access to local amenities, schools, and transport links. Accommodation comprises: Entrance Hall, Living Room, WC, Modern Kitchen/Dining Room, Utility Room, 3 Double Bedrooms, En-Suite, Family Bathroom, Garage, Driveway. DG, GCH. Early Viewing Recommended.



**35 Rondel Street, Archery Fields, Shrewsbury, Shropshire, SY1 4FA      Ref: 4670**

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.

**Entrance Hall** 12' 8" x 6' 5" (3.86m x 1.95m)

Dark wood effect laminate flooring, radiator, double glazed window to the side, staircase leads to First Floor Landing, understairs storage cupboard.

**Living Room** 11' 9" x 12' 6" (3.58m x 3.81m)

Newly fitted carpet, radiator, double glazed window to the front, good range of power points.

**Downstairs WC** 4' 11" x 2' 8" (1.50m x 0.81m)

Fitted with corner wash basin, WC, tiled flooring, extractor fan, radiator.

**Kitchen/Dining Room** 8' 10" x 17' 8" (2.69m x 5.38m)

Attractive tiled flooring, fitted with range of white units, laminate work tops, integrated fridge and freezer, 4 ring gas hob with extractor hood above and double electric oven below, 1 1/2 bowl sink unit, double glazed window overlooking rear garden, radiator, uPVC double glazed French doors to garden.

**Utility Room** 4' 11" x 7' 2" (1.50m x 2.18m)

Floor tiles to match the Kitchen, fitted with base units with laminate work tops, plumbing for washing machine, combination gas central heating boiler, double glazed door to the side.

**First Floor Landing** 6' 7" x 11' 9" (2.01m x 3.58m)

Carpet, access to loft space, useful storage cupboard.

**Bedroom 1** 10' 1" x 11' 5" (3.07m x 3.48m)

Carpet, radiator, double glazed window to the front, built in wardrobe with mirror fronted sliding doors.

**En-suite** 5' 4" x 5' 5" (1.62m x 1.65m)

Tiled flooring, frosted double glazed window to the front, radiator, tiled corner shower cubicle with mixer shower and folding door, wash basin, WC.

**Bedroom 2** 9' 1" x 9' 1" (2.77m x 2.77m)

Carpet, radiator, double glazed window to the rear.

**Bedroom 3** 9' 1" x 7' 10" (2.77m x 2.39m)

Carpet, radiator, double glazed window to the rear.

**Family Bathroom** 6' 7" x 5' 2" (2.01m x 1.57m)

Fitted with 3 piece suite including bath, wash basin, WC, frosted double glazed window to the side, tiled flooring, extractor fan.

**Rear Garden**

Approached onto an Indian stone paved patio which extends to a pathway leading to gated access to the driveway and garage, good area of lawn, shrub beds and gravel bed to one corner, area of decking to the rear ideal for entertaining.

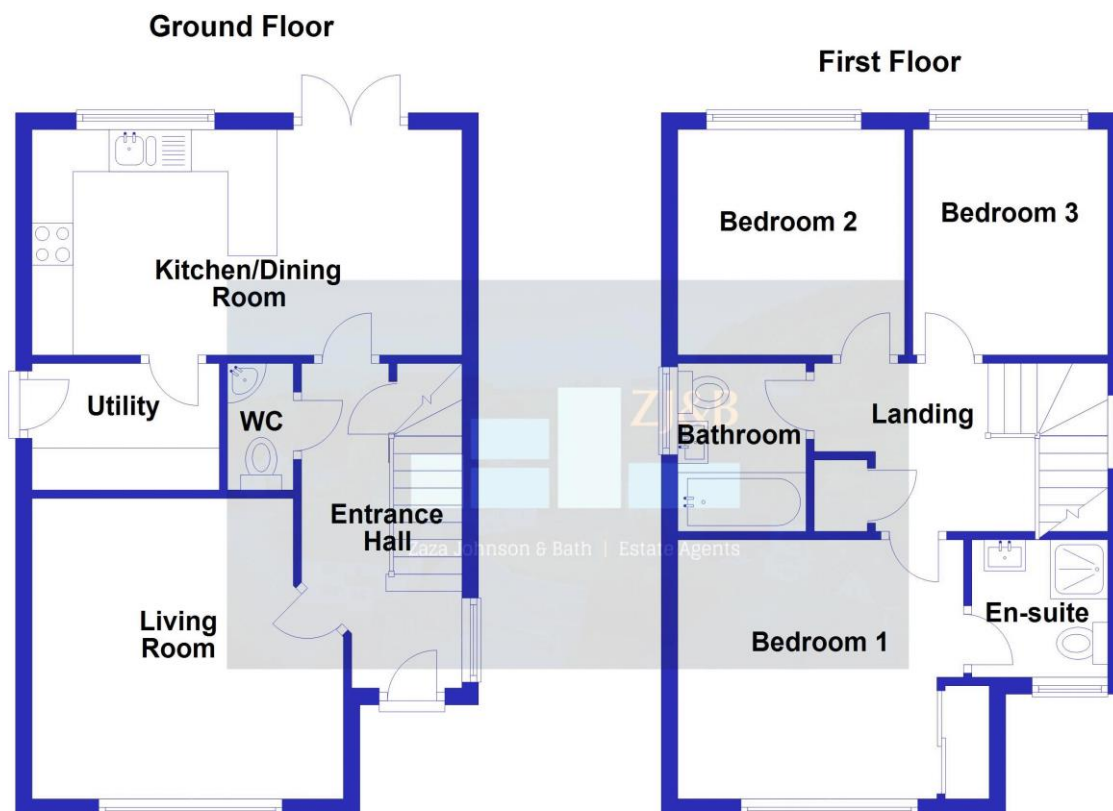
**External - Front**

Paved pathway to the entrance door, neat gravel beds to the front and side.

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**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp  
Plan produced using PlanUp.

## 35 Rondel Street, Archery Fields, Shrewsbury

### FLOOR PLANS FOR GUIDANCE ONLY

10/11/2023, 11:20

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

#### Energy performance certificate (EPC)

35, Rondel Street SHREWSBURY SY1 4FA	Energy rating <b>B</b>	Valid until: 11 October 2028 Certificate number: 8228-3979-7350-4776-7910
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Property type	Detached house
Total floor area	87 square metres

##### Rules on letting this property

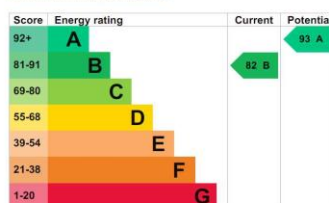
Properties can be let if they have an energy rating from A to E.

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

##### Energy rating and score

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

[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

##### Features in this property

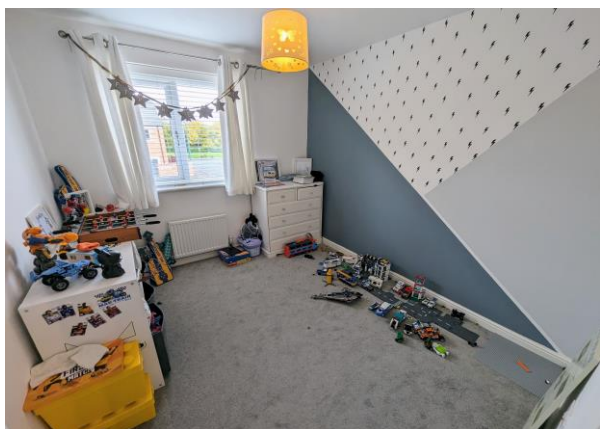
Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

<https://find-energy-certificate.service.gov.uk/energy-certificate/8228-3979-7350-4776-7910>

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### 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**