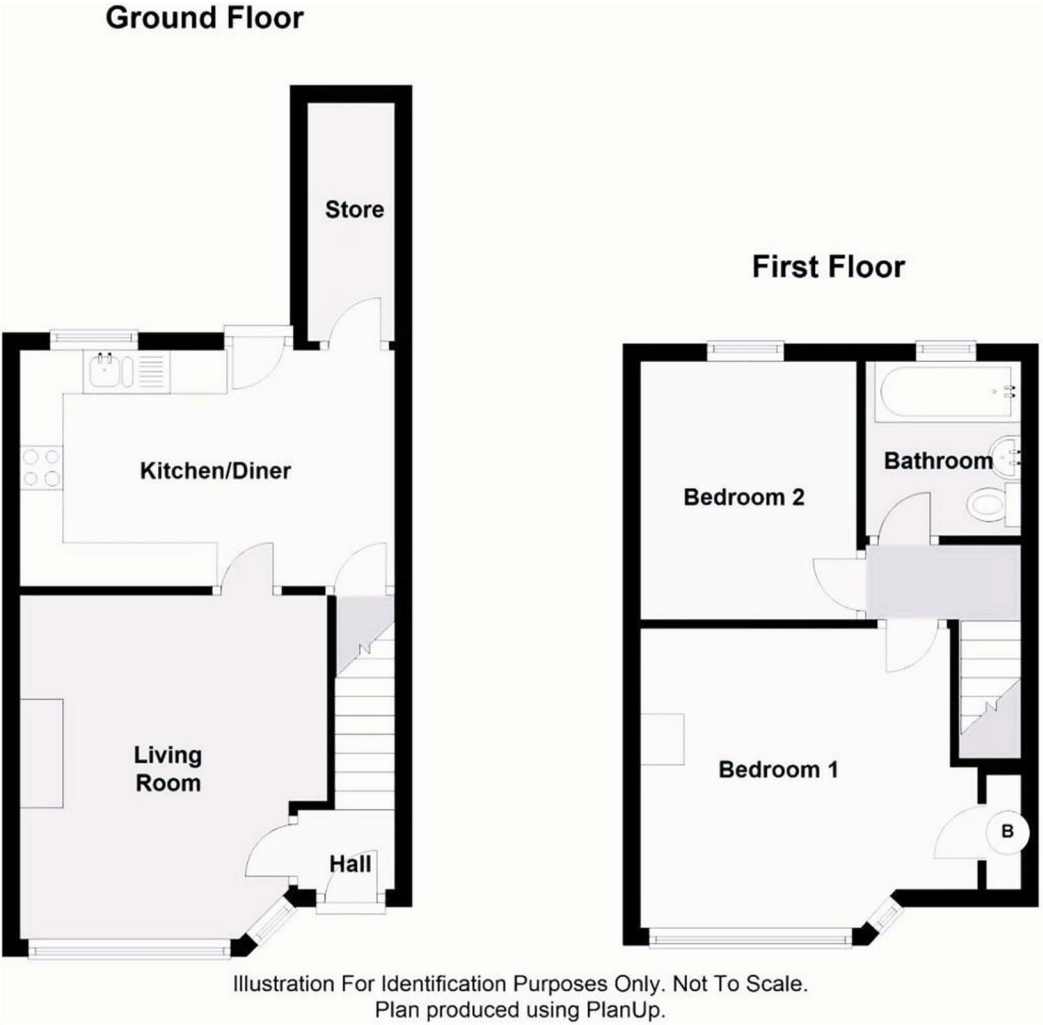


FOR SALE

46 Rosedale, Harlescott, Shrewsbury, SY1 4HR



FOR SALE

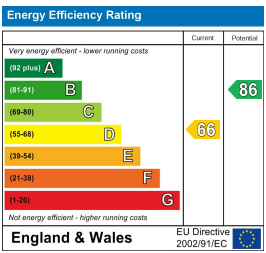
Offers in the region of £174,950

46 Rosedale, Harlescott, Shrewsbury, SY1 4HR

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An attractively presented terraced house providing well proportioned accommodation, set with driveway parking and particularly generous rear gardens. NO ONWARD CHAIN.




01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com




IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.


MILEAGES: Shrewsbury Town Centre 2 miles, Telford 14.5 miles. All mileages are approximate.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Mid terrace house
- Well proportioned rooms
- Recently replaced front double glazed units
- Driveway parking
- Generous garden
- Close to amenities

DIRECTIONS
From Shrewsbury Town Centre, proceed out along St Michaels Street and Ditherington, at the Heathgates roundabout take the Whitchurch Road and take the second right turning in Rosedale and the property is situated on the right hand side.

SITUATION
The property is situated in the popular residential area on the eastern outskirts of town. A number of amenities are available locally including schools, shops, retail park and a selection of supermarkets whilst commuters have quick and easy access through to the A49 which links south to the A5 and M54 motorway and Telford. Shrewsbury town centre itself has a fashionable range of social and leisure amenities whilst also offering a rail service.

DESCRIPTION
46 Rosedale is a generously proportioned and neatly presented mature terraced house, which will no doubt create excellent market appeal. The ground floor offers a living rom, kitchen diner and utility room, whilst to the first floor, there are two bedrooms and the bathroom. Outside, there is off-street parking to the front. The gardens which sit to the rear are a real feature being especially generous in size. A flagged patio sits adjacent to the rear of the house and is adjoined by extensive large flowing lawns.

ACCOMMODATION

ENTRANCE HALL

LIVING ROOM
13'0" x 11'4"

KITCHEN/DINING ROOM
14'2" x 8'7"
Providing a matching range of eye and base level units comprising cupboards and drawers with generous worksurface area over and incorporating a stainless steel sink unit and drainer with mixer tap, integral electric oven and grill with gas hob unit over.

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM ONE
12'3" x 11'3"

BEDROOM TWO
9'10" x 8'2"

BATHROOM
A white suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over, part tiled walls.

OUTSIDE
Front gravelled parking area.

GARDEN
Lawned garden with flagged patio, brick store, large garden shed. Rear pedestrian access is provided.

GENERAL REMARKS

AGENTS NOTE
The photographs were taken prior to the commencement of the existing tenancy.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

THE ESTATE AGENT'S ACT
In accordance with The Estate Agent's Act 1979, as amended 1991, you are advised that the landlord's are related to an employee of Halls.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
We understand the property is Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'B' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.