



56 Roselyn, Shrewsbury, SY1 4LP

Shrewsbury & Country House Sales

**MILLER
EVANS**

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£210,000

Freehold

- Well maintained mature semi-detached family house
- Three bedrooms and bathroom
- Living room, dining room and kitchen
- Good sized gardens
- Driveway providing parking
- Popular and convenient location close to amenities



A neatly kept and well maintained, mature, three bedroom semi-detached family house provides well planned and well proportioned accommodation with scope for some improvement and benefits from rooms of pleasing dimensions, gas fired central heating and double glazing.

The property is well placed in this popular and convenient residential area, close to excellent amenities including local shops, schools, frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



ENTRANCE HALL

LOUNGE

11'10" x 10'9"

A pleasant room with archway to:

DINING ROOM

11'0" x 10'9"

French doors opening onto and overlooking the rear garden

KITCHEN

12'9" x 9'9"

Fitted with a range of units

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

12'0" x 9'5"

BEDROOM 2

11'4" x 9'5"

BEDROOM 3

7'10" x 6'8"

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

USEFUL DRY STORE

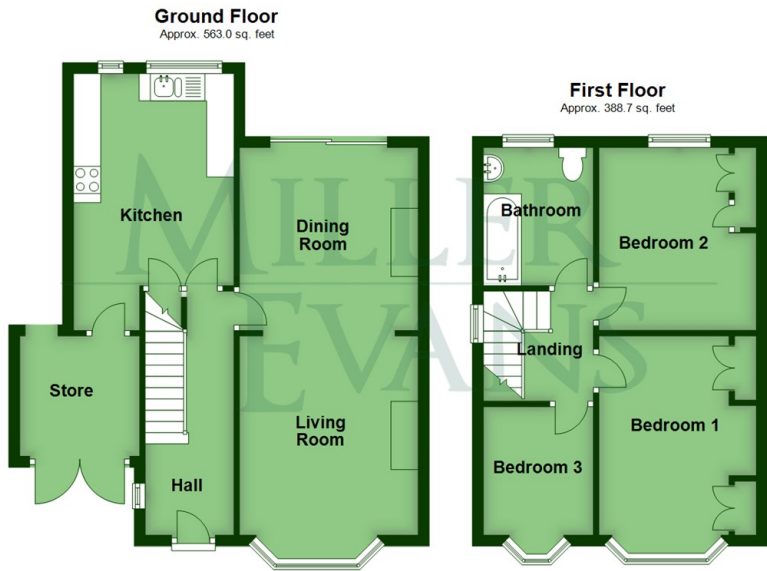
The property is set back from the road by a generous forecourt with garden and drive providing ample parking.

There is a neatly kept REAR GARDEN with a paved patio area and extensive lawn. The whole neatly kept and enclosed on all sides.



HOW TO GET THERE

The property is best approached out of Shrewsbury along the A49 Whitchurch Road and after a short distance, turn right into Rosedale. Turn second left into Roselyn, where the property will be found on the right hand side.



Total area: approx. 951.7 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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. Some images may have been enhanced. This property may be subject to additional management service charges.

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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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : B

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 01456 678 900

FIND OUR PROPERTIES ON:

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

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Church Stretton SY6 6DA
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