



Helping *you* move



### 46 Rosedale, Shrewsbury, SY1 4HR

**\*\*For Sale by the Method of Modern Auction\*\***

A well proportioned, Two Bedroom Mid Terrace House, conveniently located for local amenities including schools. Accommodation comprises: Entrance Hall, Lounge, Kitchen Dining Room, Utility, 2 Bedrooms and Modern Bathroom. There is also Off Road Parking and Rear Lawned Garden.

**Auction Guide  
Price  
£150,000**

# 46 Rosedale, Shrewsbury, SY1 4HR

## Overview

- A Two Bedroom Mid Terrace House
- For Sale by Modern Method of Auction T & C's Apply
- Subject to Reserve Price
- Kitchen and Utility Store
- Lounge
- Bathroom, Off Road Parking
- Buyers Fees Apply
- Generous Long Rear Garden with Shed
- Subject to Reserve Price
- EPC Rating – D
- Council Tax Band B



## BRIEF DESCRIPTION

\* For sale by Modern Method of Auction \*

A nicely proportioned and tidy, mature Mid Terraced House situated conveniently for local amenities including schools. The property offers Entrance Hall, Lounge, Kitchen Dining Room, Utility, 2 first floor Bedrooms and a modern Bathroom, Off Road Parking to the front and a Long Rear Lawned Garden. The property also benefits from a Brick Built Store and a Timber Shed, Gas Radiator Central Heating and PVC Double Glazing.

## LOCATION

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.





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01952 820 239

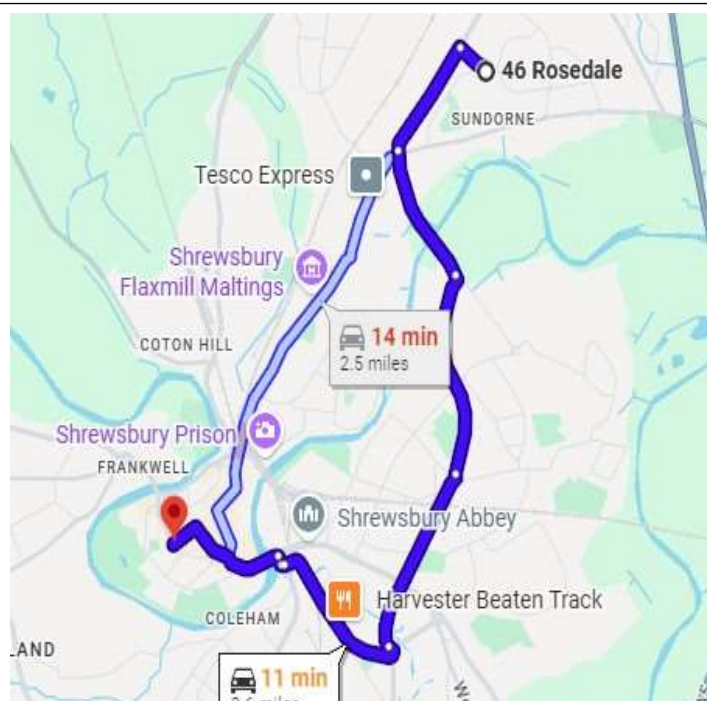


**USEFUL INFORMATION: TO VIEW THIS PROPERTY:**

Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

**LOCAL AUTHORITY:** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



**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.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



**SITTING ROOM**  
13' 0" x 11' 3" (3.96m x 3.43m)

**KITCHEN DINING ROOM**  
14' 2" x 8' 10" (4.32m x 2.69m)

**UTILITY STORE**  
9' 1" x 3' 3" (2.77m x 0.99m)

**BEDROOM ONE**  
12' 1" x 12' 3" (3.68m x 3.73m)

**BEDROOM TWO**  
9' 10" x 8' 2" (3m x 2.49m)

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

THE ESTATE  
AGENTS ACT

In accordance with The Estate Agent's Act 1979, as amended 1991, you are advised that the vendors are related to one of the directors of Barbers Estate Agents.

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.