



Zaza Johnson & Bath
Estate Agents

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32 Rydal Avenue, Harlescott, Shrewsbury, Shropshire, SY1 4DY

£260,000

A tastefully refurbished traditional 3 bedroom semi detached house in a large plot overlooking a green. Accommodation provides: Entrance Hall, Living Room, Kitchen/Dining Room, Conservatory, 3 Bedrooms, Spacious Shower Room. GCH, DG, Large Driveway and Garage. Viewing Is Essential For Full Appreciation.



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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

Double glazed entrance door with side and upper windows.

Entrance Hall

A spacious Hall with exposed floor boards and a beautiful exposed wood staircase leading to First Floor Landing, radiator and under stairs storage cupboard,

Kitchen/Dining Room

The Kitchen is fitted with a range of contemporary base and eye level units, wooden work tops with inset 1 1/2 bowl sink unit, integrated electric oven and 4 ring gas hob with filter hood above, full height storage cupboard housing Ideal gas central heating boiler, exposed floor boards, radiator, double glazed window and sliding patio doors.

Living Room

Exposed floor boards, feature fireplace with coal effect gas fire inset, radiator, walk in double glazed bay window enjoys a lovely aspect over the green to the front.

Conservatory

Of brick and uPVC double glazed construction, quarry tile flooring, radiator, French doors lead onto attractive rear garden.

First Floor Landing

Double glazed side window, loft access, period stripped wood doors.

Bedroom 1

A delightful room, walk in double glazed bay window with lovely views towards the green, radiator.

Bedroom 2

Radiator, double glazed window overlooking attractive rear garden.

Bedroom 3

Radiator, double glazed bay window to the front.

Shower Room

A good size room fitted with a large tiled shower cubicle with twin heads, wash basin set to chrome stand, WC, radiator, 2 double glazed windows to the rear, extractor.

Outside - Front

The property is approached over a tarmacadam and slate driveway, providing parking for a number of vehicles and access to Garage.

Detached Garage

Of concrete construction.

Rear Garden

A good size rear garden, enclosed by fencing, approached onto a patio. The majority of the garden beyond is laid to lawn with inset beds and borders containing a good variety of shrubs and plants. Paved sun terrace to the far right hand corner. Useful timber shed.

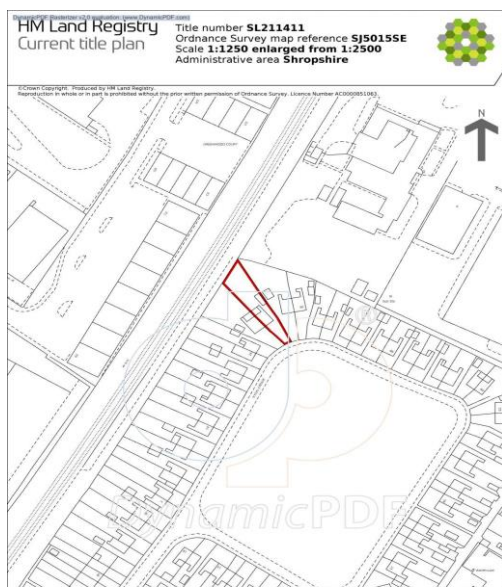
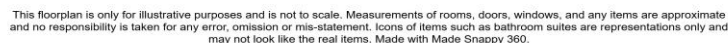
Services

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

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**



This title is dealt with by HM Land Registry, Telford Office.

Find an energy certificate (/)

English | Cymraeg

Energy performance certificate (EPC)

32 Rydal Avenue SHREWSBURY SY1 4DY	Energy rating: D	Valid until: 15 April 2034
	Certificate number: 0058-0022-7393-3443	

Property type Semi-detached house

Total floor area	82 square metres
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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 and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)



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