



## **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.



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

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 dellightful 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.

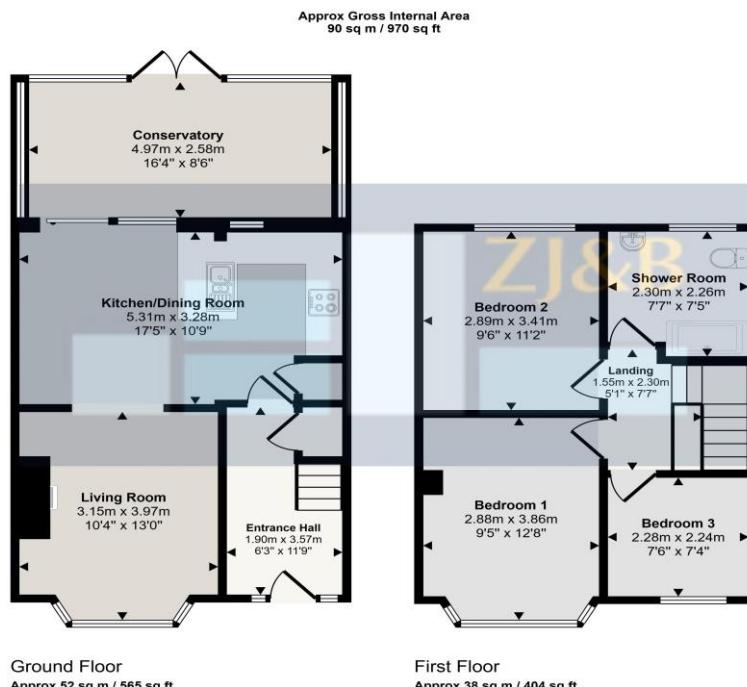
### **Services**

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

### **Council Tax Band B**

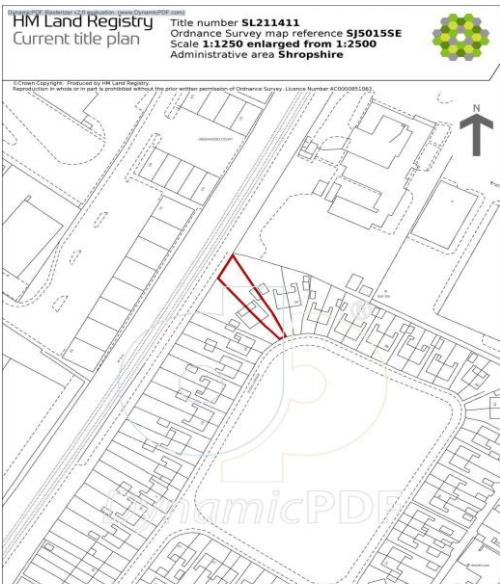
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## FLOOR PLANS FOR GUIDANCE ONLY



## Energy performance certificate (EPC)

32 Rydal Avenue SHREWSBURY SY1 4DY	Energy rating <b>D</b>	Valid until: 15 April 2034
Certificate number: 1700-8058-0022-7393-3443		

Property type  
Semi-detached house

Total floor area  
82 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 and exemptions (<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.](#)

This is a copy of the title plan on 4 FEB 2026 at 10:49:02. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact position of the boundaries. It may show slight variations in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/1700-8058-0022-7393-3443>



#### **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**