



ROSE VILLA

WELSHPOOL ROAD | BICTON HEATH | SHREWSBURY | SY3 5AH





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Close to amenities.

AN ATTRACTIVE AND MOST APPEALING DEATCHED GRADE II LISTED HOUSE OFFERING ACCOMMODATION OVER THREE FLOORS, SET WITH GARAGE AND LOVELEY GARDENS IN THIS MOST CONVENIENT AREA.

Grade II Listed
3 Storey accommodation
Versatile rooms
Cabin/gamesroom
Lovely gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury Town Centre proceed to the Frankwell roundabout heading up the Mount to the Shelton traffic lights. Bear right and then immediately left and proceed along the Welshpool Road. Continue past the Ego restaurant and after a short distance the property will be seen on the right hand side clearly identified by a Halls for sale board.

SITUATION

The property is conveniently located on the western outskirts of Shrewsbury and provides access to a number of local amenities including a Co-op supermarket, bus services, Royal Shrewsbury Hospital, a number of schools and the excellent town shopping centre. Shrewsbury also offers a rail service, whilst access is available to the A5 which links through to the east to Telford or alternatively north to Oswestry.

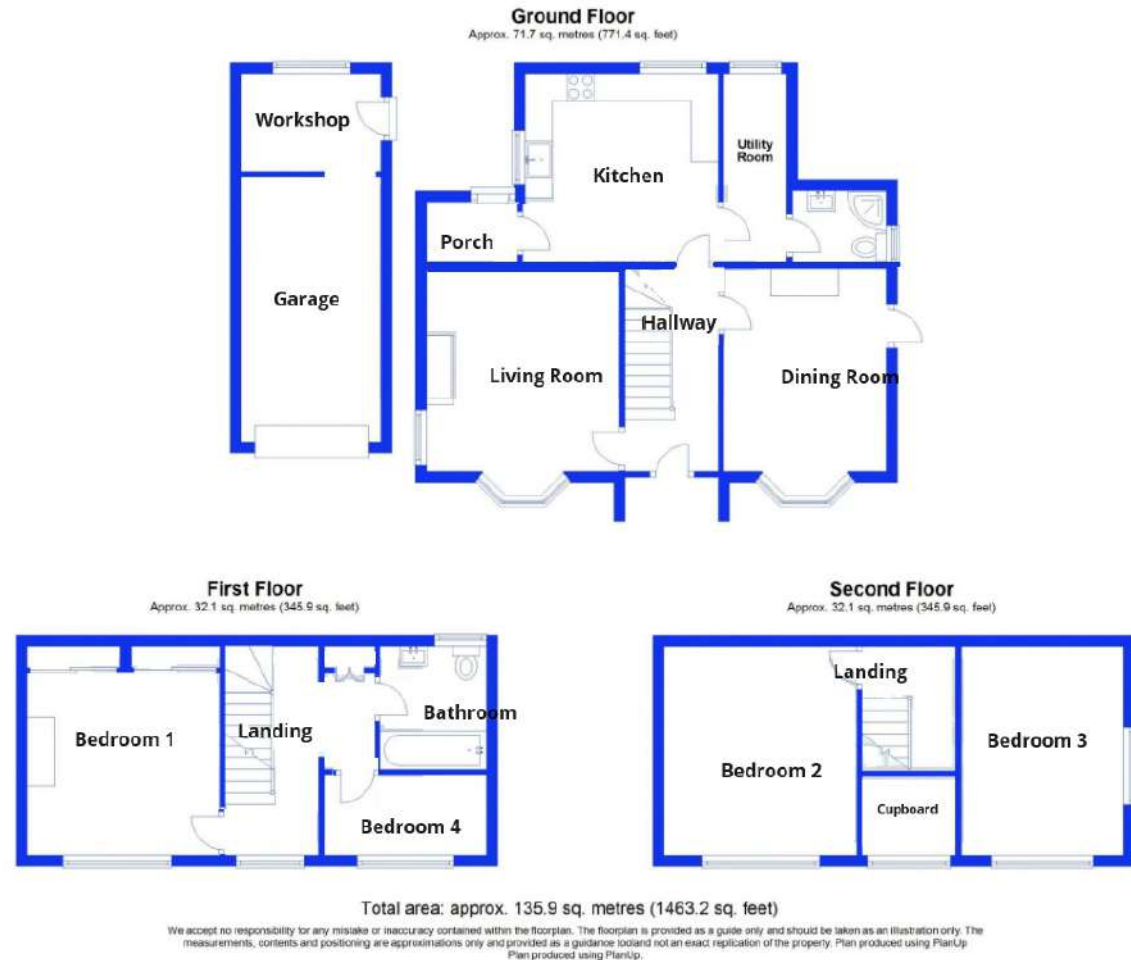
PROPERTY

Rose Villa is a highly desirable detached Grade II listed period house, believed to date from the 18th century, offering a wealth of charm and characterful accommodation arranged over three floors. Of particular historical interest, the property incorporates one of the earliest examples of an iron-framed window, alongside a range of attractive period features.

The accommodation includes a welcoming entrance hall, two traditional reception rooms, kitchen/breakfast room, utility area and shower room on the ground floor. The living room features a fireplace with tiled hearth housing a gas-fired log-effect stove and a bay window, while the dining room has a further fireplace, bay window and part-glazed stable door opening onto the sun terrace and gardens.

The kitchen/breakfast room is fitted with an attractive range of units with solid oak worktops, Belfast sink, Neff double oven and grill, four-ring gas hob and useful pantry cupboard, with space and plumbing for additional appliances. A rear porch provides access to the garden.

The first floor offers two bedrooms and a family bathroom, with Bedroom One benefiting from fitted wardrobes and an ornamental period fireplace. The second floor provides two further double bedrooms, one enjoying dual aspect views over the gardens and adjoining fields, together with a useful walk-in store room which could potentially be used as a study.





OUTSIDE

Outside, the property is approached via a generous gravelled driveway providing ample parking and access to the garage, which also incorporates a workshop area and garden access.

The gardens are a particularly attractive feature, with beautifully maintained flowing lawns, established shrubbery beds, borders and specimen trees. A flagged sun terrace provides an excellent entertaining space, with a timber pergola creating a private seating area, while pathways lead through the gardens to the impressive detached cabin.



The timber-built cabin measures approximately 5.7m x 4.5m and offers a superb versatile space, ideal for use as a home office, games room, cinema room or recreational space. It benefits from power, lighting and air conditioning providing both heating and cooling, with a covered terrace to the front overlooking the gardens.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

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

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - D



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.



