

# 19 Rosedale Shrewsbury SY1 4HR



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £200,000**

## The features

- ATTRACTIVE 3 BEDROOM HOME IN LARGER THAN AVERAGE GARDEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- 3 BEDROOMS AND BATHROOM
- EXCELLENT REAR GARDEN WITH LARGE WORKSHOP/STUDIO
- VIEWING RECOMMENDED
- POPULAR LOCATION WITH EXCELLENT AMENITIES
- GOOD SIZED LOUNGE AND KITCHEN
- DRIVEWAY WITH PARKING FOR SEVERAL CARS
- IDEAL FOR FIRST TIME BUYER
- EPC RATING D



### \*\*\* 3 BEDROOM HOME IN LARGE GARDEN \*\*\*

An excellent opportunity to purchase this mature 3 bedroom home set in a larger than average sized garden - perfect for a first time buyer.

Occupying an enviable position in this much after location with good local amenities on hand including schools, shops, supermarkets, doctors, recreational facilities and regular bus service to the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Entrance, Lounge, Kitchen with Utility section, ground floor Bathroom and 3 Bedrooms.

The property has the benefit of gas central heating, double glazing, driveway with ample off road parking and excellent sized rear garden with large workshop /studio.

Viewing recommended.

## Property details

### LOCATION

Occupying an enviable position in this much after location with good local amenities on hand including schools, shops, supermarkets, doctors, recreational facilities and regular bus service to the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

### LOUNGE

having bay window to the front, chimney breast with brick reveals and space for ornamental fire, wooden effect flooring, media point, radiator.

### KITCHEN

fitted with high gloss fronted units incorporating one and half bowl sink set into base cupboard with space beneath for appliances, further range of cupboards and drawers, breakfast bar area, tiled surrounds and eye level wall units. Window to the rear and opening to Utility Section with space for fridge/freezer and door to garden.

### GROUND FLOOR BATHROOM

with white suite comprising panelled bath with electric shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail/radiator and window to the rear.

### FIRST FLOOR LANDING

From the entrance stairs lead to the First Floor

### BEDROOM 1

A good sized double room with bay window to the front, wardrobe recess, radiator.

### BEDROOM 2

with window to the rear, radiator.

### BEDROOM 3

with window to the rear, radiator.

### OUTSIDE

The property is approached over driveway which provides parking for several vehicles. The Rear garden is of a good size, being laid to paved sun terrace with covered area immediately adjacent to the property. Excellent sized lawned area enclosed with wooden fencing. Large brick built Studio/Home Office and garden storage sheds.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

### SERVICES

We are advised that all main services are connected.

### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk/buy/mortgage-calculator/) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

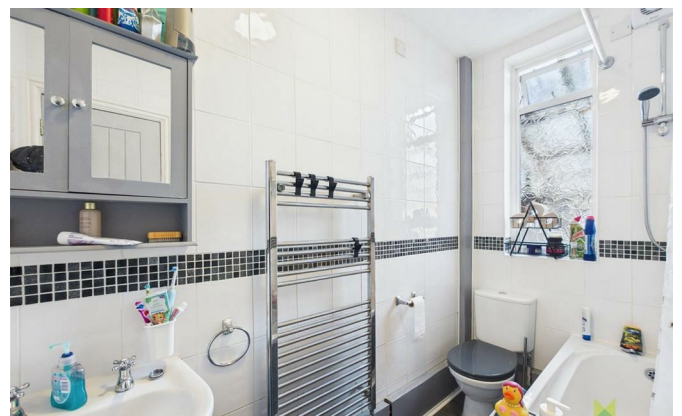
### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



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## Judy Bourne

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## Get in touch

Call. 01743 361422

Email. info@monks.co.uk

Click. www.monks.co.uk

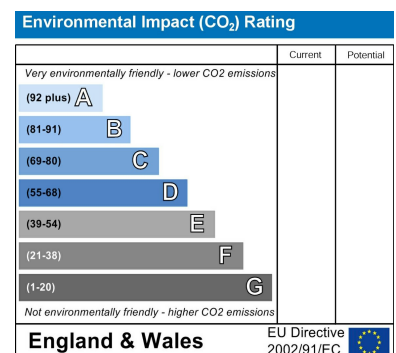
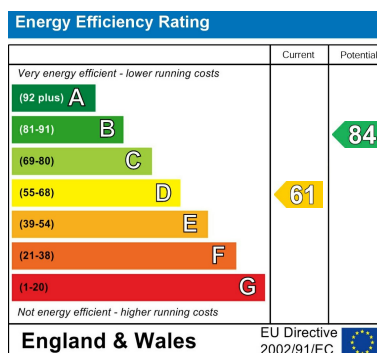
## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**



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