

# 86 Roselyn Shrewsbury SY1 4LW



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

## The features

- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- NO UPWARD CHAIN
- SCOPE FOR MODERNISATION
- POTENTIAL TO EXTEND SUBJECT TO RELEVANT PERMISSIONS
- NEARBY TO SCHOOLING, AMENITIES AND TRANSPORT LINKS
- SPACIOUS RECEPTION ROOMS
- THREE BEDROOMS, BATHROOM
- AMPLE DRIVEWAY PARKING
- ENCLOSED REAR GARDEN
- EPC TBC



\*\*\* WELL-PROPORTIONED END OF TERRACE WITH NO UPWARD CHAIN \*\*\*

An excellent opportunity to acquire this mature three bedroom home ideal for first time buyers or investors. There is scope to modernise and, subject to the relevant planning permissions, extend to the side or rear.

Occupying a convenient position in this popular residential area on the edge of town nearby to an extensive range of local amenities, schooling and the business parks along with ease of access for commuters with links to the A5/M54 motorway network.

The accommodation briefly comprises Living / Dining Room, Kitchen, Rear Porch / Utility, Ground floor Bathroom and three Bedrooms upstairs.

The property has gas central heating, double glazing, driveway with parking and enclosed Rear Garden.

## Property details

### LOCATION

Occupying an enviable location in this popular area on the Northern edge of the Town Centre. Ideally placed for all amenities including Shops, Schools, Supermarkets, Doctors, Banks, a regular bus service to the Town Centre and excellent access to the A5/M54 motorway network.

### PORCH

Part glazed UPVC front door opens into large porch with storage and door into the

### OPEN PLAN LIVING/DINING ROOM

A generous reception room with bay window to the front and coal effect gas fire set into wooden surround. Ample space for dining room table and chairs. Under stair storage cupboard.

### KITCHEN

Fitted with a range of wooden effect fronted units under contrasting work surfaces incorporating 1.5 stainless steel drainer sink and four ring burner gas hob with oven under. The range of matching eye level cupboards and space for freestanding appliances.

### UTILITY/REAR PORCH

With storage alcove and housing the boiler.

### GROUND FLOOR BATHROOM

Fully tiled and fitted with white suit comprising large corner bath with shower head over, low level flush WC and hand wash basin set into vanity unit. Window to side.

Stairs rise to the first floor where there is access to the loft and a window to the side.

### PRINCIPAL BEDROOM

A generous double bedroom with bay window to the front and ample built in storage.

### BEDROOM TWO

A small double bedroom with window to the rear.

### BEDROOM THREE

A single bedroom or optional study. In many of these house types, bedroom three has been converted into a bathroom and a conversion of the loft to provide the additional bedroom. Subject to the relevant planning positions being obtained.

### OUTSIDE

The property is approached over a paved driveway providing parking for a number of vehicles to the front and side.

The enclosed rear garden is a balance of terracing and lawn with established hedging to the borders, providing an element of privacy.

### SERVICES

We are advised that all main services are connected.

### AGENTS NOTE

The property was underpinned in October 2018. The work was carried out by Carroll & Williams LLP. Documentation can be supplied to evidence.

### GENERAL INFORMATION

#### TENURE

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

#### 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 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.

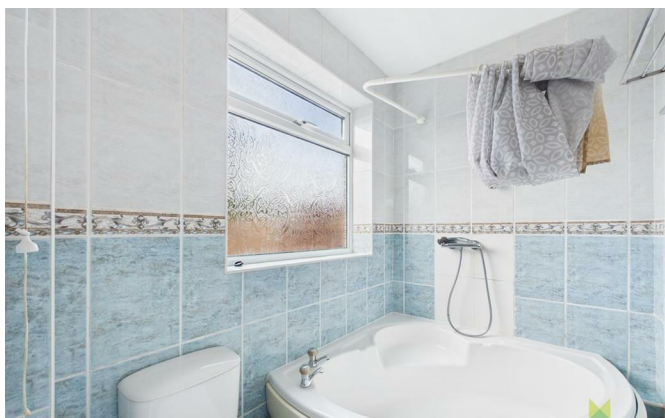
#### NEED TO CONTACT US

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

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## Shrewsbury office

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Shrewsbury, Shropshire, SY1

## We're available 7 days a week

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

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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