



Helping *you* move



44 Rondel Street, Shrewsbury, SY1 4FA

An immaculately presented, modern, Semi Detached House located on this extremely popular and conveniently situated residential development. This good sized house offers accommodation of: Attractive Lounge, Well Fitted Kitchen Dining Room, Three Bedrooms, Main Bedroom with En-Suite and further Family Bathroom. Externally there is a Driveway with Parking for 2 Cars and pleasant Gardens with a southerly aspect.

Offers in the Region of
£255,000

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Overview

- Beautifully Presented Semi-Detached House
- Three Bedrooms, En-Suite to Main Bedroom and Family Bathroom
- Entrance Hall, Kitchen Dining Room
- Lounge, Ground Floor W.C.
- Enclosed Southerly Aspect Rear Garden with Paved Patio
- Driveway with Parking for Two Cars
- Popular Location, Close to Local Amenities
- EPC Rating – B
- Council Tax Band C



BRIEF DESCRIPTION

A beautifully presented, modern, Semi Detached House located on this attractive and conveniently situated residential development. This good sized house offers the following accommodation: Spacious Entrance Hall, Ground Floor W.C., attractive Lounge, well fitted Kitchen Dining Room. The first floor offers: Main Bedroom with En-Suite, 2 further good sized Bedrooms and a Family Bathroom. Externally there are 2 Parking Spaces to the side of the house and pleasant Gardens with a southerly aspect.

LOCATION

Nestled on the north side of Shrewsbury, just a stone's throw from a bustling retail park and a large Tesco supermarket, this area offers the perfect blend of convenience and community charm. Within half a mile, you'll find an array of supermarkets and convenient shops, making every day errands a breeze.

This location truly encapsulates modern living with easy access to essential amenities, making it an ideal choice for families and individuals alike who value both convenience and a close-knit neighbourhood ambiance.



Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: TO VIEW THIS PROPERTY: please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



DIRECTIONS: SAT NAV: SY1 4FA

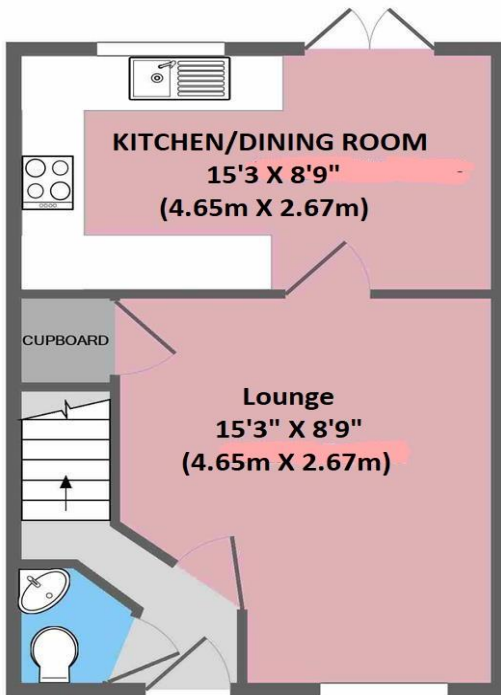
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AGENTS NOTE: Please be aware that a member of Barbers staff has an association with this property.

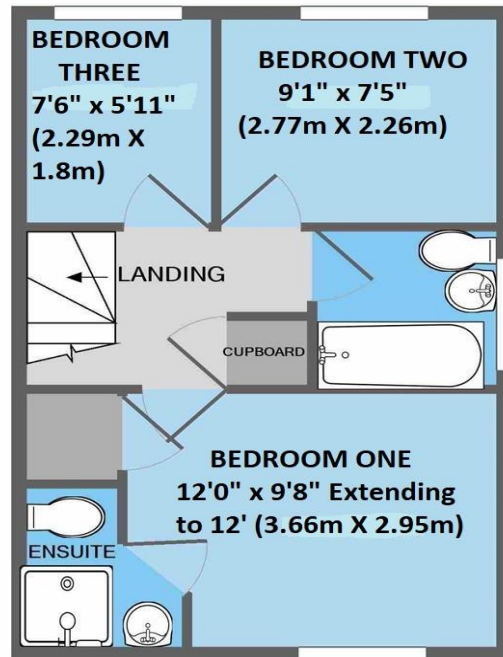
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

SERVICE CHARGE: There is a service charge on the property for the upkeep of the communal areas, which is currently £141.56 per Annum.



GROUND FLOOR



1ST FLOOR

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Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

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Email: newport@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.