



Rosehill Avenue, Whittington, Shropshire, SY11 4DX

NO CHAIN

















HAYLEY JACKSON

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This immaculate three/four bedroom family home is situated in a most pleasant and convenient residential location within the sought after and popular village of Whittington. The property is a walk from Whittington Castle, Restaurants and Public Houses, village amenities and primary school. The accommodation comprises, Reception Hall, Cloakroom, Lounge/Dining Room, Kitchen, Dining Room/Bedroom, Bedroom/Office, Landing, Principle Bedroom, Bedroom Two, Bathroom, Storage, Gardens to the Front, Side and Rear, and Parking Spaces, Detached Garage. Warmed by gas fired central heating and benefits from UPVC double glazing.

The entrance door leads into the Reception Hall with staircase leading to the First Floor and access to the Cloakroom. The property is complimented by a Kitchen with window to the rear elevation. The Lounge Dining Room is warm and inviting with window to the rear elevation. The remainder of the ground floor is versatile offering bedroom space or office and dining areas.

The First Floor Landing provides ample storage and access to the Principle Bedroom which benefits from recessed wardrobes and windows to the front elevation. Bedroom Two benefits from fitted wardrobe and window to the rear elevation and eaves storage space. Bathroom with bath and shower unit and with window to the side elevation.

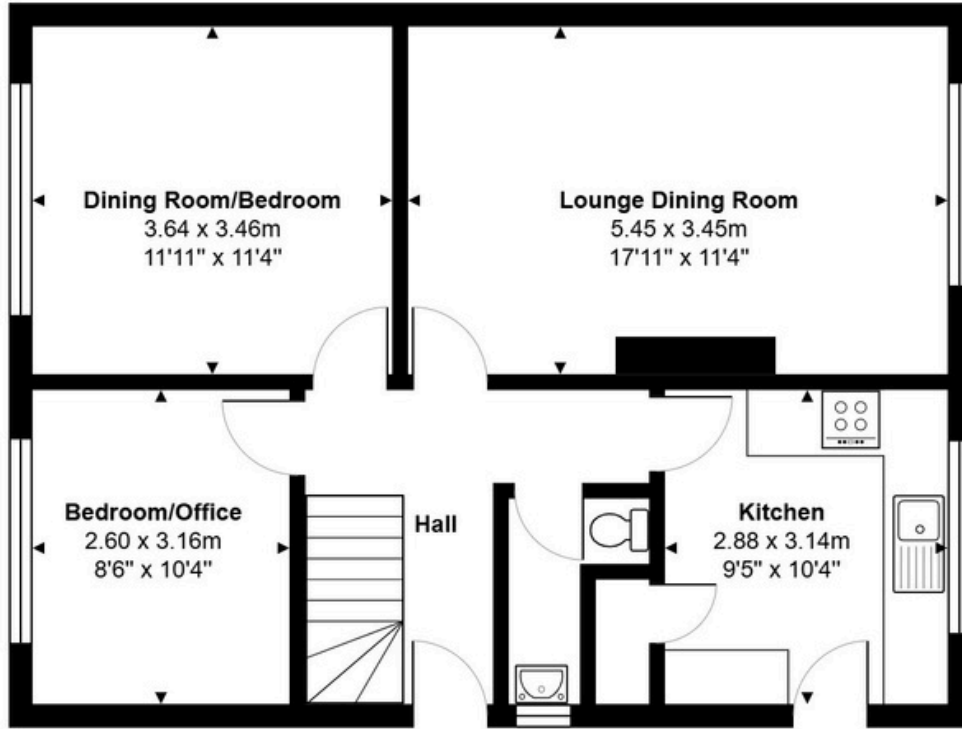
The Gardens are a notable feature with a brick paved patio area directly to the rear of the property, ideal for outside entertaining and dining. The rear garden is mainly laid to lawn and enclosed by fencing. To the front of the property there is a parking area, providing parking for cars, and laid to lawn area to the front and side.

The detached garage is spacious with up and over door to the front elevation.

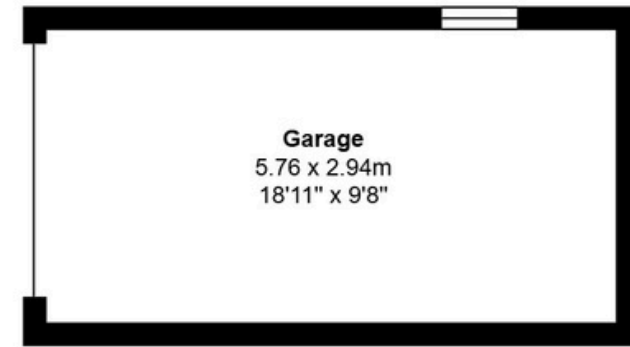
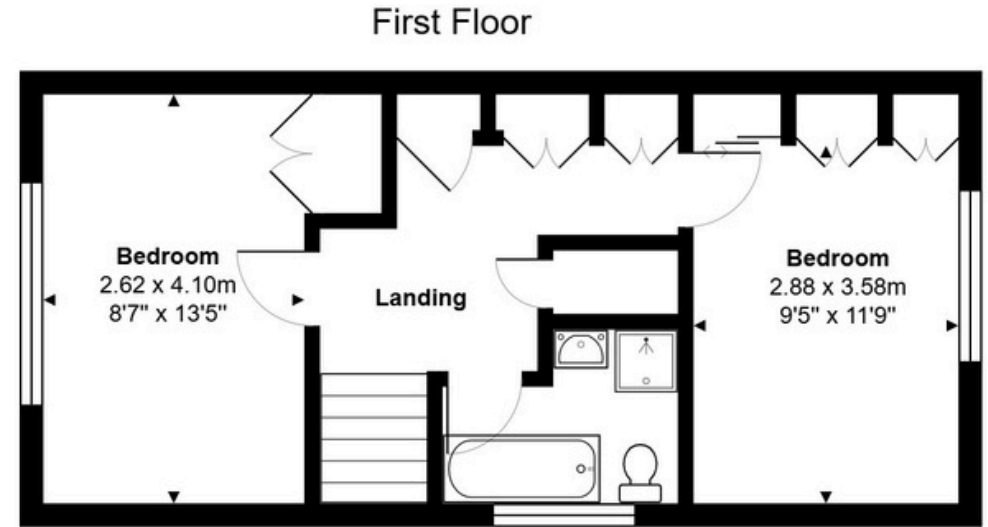
The property is within easy walking distance to the School, Shops, and Bus Stops.



All measurements are approximate and for display purposes only



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LOCAL RESTURANT/PUBLIC HOUSE



OSWESTRY HILLFORT



WHITTINGTON CASTLE



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Council Tax Band – Band C

Shropshire Council – Shropshire Council,
Shirehall, Abbey Foregate, Shrewsbury,
Shropshire, SY2 6ND

Tenure – Freehold. Confirmation should be
sought via a purchasers legal advisor.

Services – We understand that the property
benefits from mains gas, mains electricity,
drainage and water. Confirmation should be
sought via a purchasers legal advisor.

Viewing strictly via the property agent



Notes – Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.



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