



Roushill House, Roushill Bank, Shrewsbury, Shropshire, SY1 1PN

£550,000

A sensational newly built house with garaging, situated in the heart of the town centre. Offering a high specification, accommodation includes: Attractive Entrance Hall, 2 Double Bedrooms, Luxurious Bathroom, Wonderful Open Plan Living Room/Kitchen With Impressive Range Of Units & Appliances, Vaulted Ceiling & West Facing Balcony, Separate WC. A property That Demands To Be Viewed & Admired.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Access to the property is through a secure gated entrance, modern steel staircase with wooden treads leads to a small balcony. The entrance door with double glazed side panel leads to

Impressive Entrance Hall

Wooden flooring, video entry phone system, radiator, double glazed side window, cupboard houses gas fired central heating boiler, plumbing for washing machine. Oak Staircase leads to First Floor.

Bedroom 1 14' 6" x 11' 0" (4.42m x 3.35m)

Radiator, double glazed window to the front, large walk in wardrobe.

Bedroom 2 14' 7" x 9' 6" (4.44m x 2.89m)

Double glazed French doors with Juliet balcony, radiator.

Bathroom 10' 4" x 7' 3" (3.15m x 2.21m)

Beautifully appointed, fully tiled walls and flooring, luxurious fittings include bath with side taps and shower attachment, large separate shower cubicle with low profile tray, contemporary wash basin, WC, tiled shelving with display lighting, extractor fan.

Second Floor

Stunning Open Plan Living Area and Kitchen with vaulted ceiling, 4 double glazed skylights, 3 further windows and double glazed sliding doors provide superb natural lighting, tiled flooring. The Kitchen Area is comprehensively fitted with an extensive range of contemporary units and central island incorporating breakfast bar, granite worktops with inset Blanco sink unit, contemporary radiator, integrated fully height fridge, full height freezer, dishwasher, wine cooler and Neff ovens. The Living Area enjoys 2 contemporary radiators and double glazed sliding doors lead onto an attractive balcony with contemporary glass surround and enjoys west facing roof top views across the town centre.

Cloakroom

Fitted with wash basin, WC, radiator, extractor fan, double glazed window.

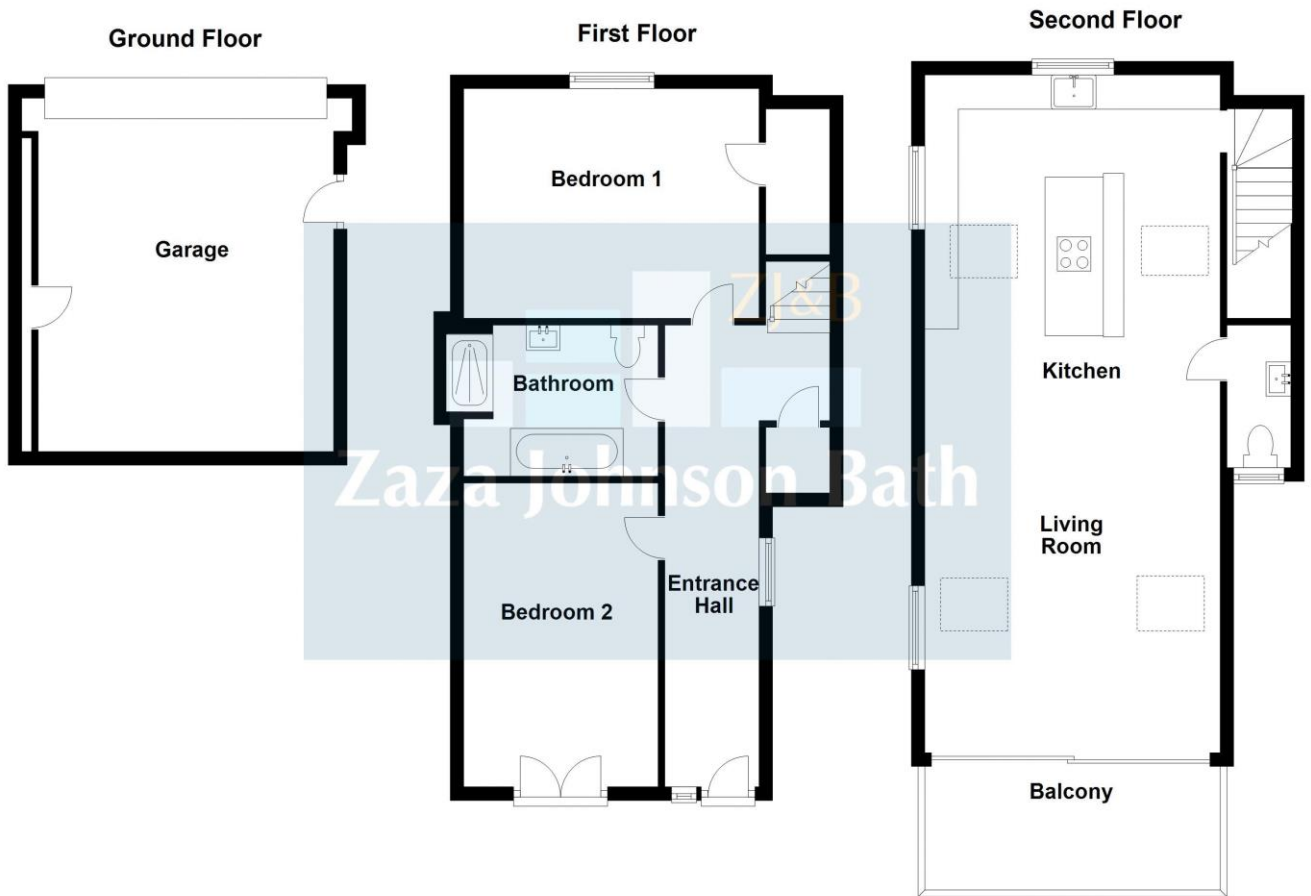
Outside

The property enjoys the rare benefit of a large garage with electric roller door, power and lighting, service door to the side. Vehicular access is via Roushill Bank.

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

VACANT POSSESSION UPON COMPLETION



Roushill House, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

08/01/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

ROUSHILL HOUSE 8 ROUSHILL BANK SHREWSBURY SY1 1PN	Energy rating B
Valid until 24 September 2030	Certificate number 8000-2154-0832-2024-3103

Property type
Detached house

Total floor area
84 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-owners-rules-property-current-energy-efficiency-rating-and-letting-guidance) (<https://www.gov.uk/guidance/domestic-owners-rules-property-current-energy-efficiency-rating-and-letting-guidance>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage