



2 Elm Street, Greenfields, Shrewsbury, Shropshire, SY1 2PU

www.hbshrop.co.uk



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1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £199,995

Viewing: strictly by appointment through the agent

An attractive, well presented, improved and deceptively spacious three storey two double bedroom period mid-terrace house. The property is located within this favoured residential location within close proximity to the Shrewsbury town centre and a variety of amenities Greenfields has to offer. This property will be of interest to number of potential buyers and viewing is recommended by the agent. The accommodation briefly comprises the following: Attractive lounge, re-fitted kitchen, two double bedrooms, re-fitted bathroom, low maintenance part walled rear enclosed garden, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

Replacement composite double glazed entrance door gives access to:

Lounge

12'3" x 11'11"

Having UPVC glazed sash window to the front, feature coal effect gas stove set to exposed brick hearth, wood effect flooring, radiator, decorative coved ceiling, television aerial point.

Part glazed door from lounge gives access to:

Re-fitted kitchen

11'7 x 8'7

Having a range of contemporary eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset ceramic sink with mixer tap over, integrated oven, five ring gas hob with stainless steel cooker canopy over, tiled splash surrounds, tiled floor, integrated fridge, wine rack, free standing washing machine and dishwasher concealed by base unit, wall mounted digital heater control panel, glazed window.

Part glazed door from kitchen gives access to:

Garden room

12'10 x 9'1 max

Having polycarbonated roof with fitted blinds, upvc double glazed French doors giving access to rear with upvc double glazed windows to side, wood effect flooring, large fitted storage cupboard.

From the kitchen stairs rise to:

First floor landing

Having doors which give access to: Bedroom and re-fitted bathroom

Bedroom one

12'2" x 11'9"

Having UPVC double glazed sash window to the front, radiator, coving to ceiling, period fireplace.

Re-fitted bathroom

Having a three piece suite comprising jacuzzi panelled bath with drench shower over, WC with hidden cistern, circular wash hand basin with mixer tap over, part tiled to walls, recessed spotlights to ceiling walls, upvc double glazed window to rear, tiled floor, heated chrome style towel rail.

Door from first floor landing gives access to an exposed wooden staircase which leads to:

Bedroom two

12'11" x 11'8"

Having part sloping ceiling with Velux roof window, eaves storage areas, exposed wooden flooring, radiator.

Outside

To the rear of the property there is a contemporary low maintenance part walled rear garden having modern decking, two timber garden sheds, two lighting points and electricity point.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

COUNCIL TAX BAND A**Mortgage Services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas/measurements are approximate only and have not been verified

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS