



3 The Woodlands, Abbey Foregate, Shrewsbury, SY2 6LT www.hbshrop.co.uk



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Offers in the region of £355,000

Viewing: strictly by appointment through the agent

Holland Broadbridge

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Situated within this prestigious building this is an extremely spacious, beautifully presented luxury, two double bedroom duplex apartment with many period features, a fantastic walled courtyard garden, driveway providing ample parking for a number of vehicles and a detached timber double garage. The apartment - 3 The Woodlands is Leasehold, with the vendors as shareholders. The property is within easy reach of a range of excellent local amenities, recreational facilities within easy reach of the Shrewsbury by-pass which links up to the M54 motorway network and within walking distance of the medieval town centre of Shrewsbury. Viewing comes highly recommended by the agent for this superb property and its location to be fully appreciated.

Accommodation

Lounge with original panel shutters and attractive original fireplace, spacious separate dining room, luxury kitchen with integrated appliances, cloakroom, inner hallway, master bedroom with range of fitted bedroom furniture, bedroom two (both bedrooms have access to lower ground floor courtyard garden), bespoke principal bathroom and separate shower room, walled private courtyard garden, garden room / utility, communal grounds, gravelled driveway providing parking for a number of vehicles, timber detached double garage with adjoining shed, gas fired central heating, sealed unit double glazing. Viewing is highly recommended. From a private walled courtyard garden, a part glazed wooden entrance door gives access to:

Dining Room

15'3 x 13'4 (4.65m x 4.06m)
Having high ceilings with cornicing, sealed unit double glazed window with Plantation-style fitted shutters, wooden oak flooring, radiator, tv aerial point, wall light points, cupboard housing gas fired combination boiler, wall-mounted video intercom security entrance system and wall mounted alarm control panel.

Square arch gives access to:

Re-fitted Kitchen

9'3 x 6'6 (2.82m x 1.98m)
The kitchen comprises a range of contemporary eye-level and base units with built-in cupboards and drawers, fitted granite worktops with inset 1½ stainless steel sink drainer unit with mixer tap over, Bosch four-ring ceramic hob with Bosch stainless steel cooker canopy over, integrated Bosch electric oven with Bosch combination microwave oven over, integrated fridge freezer and slimline dishwasher all with matching fascias, tile splash surrounds, tiled floor, pull out larder-style unit, sealed unit double glazed window, looking into courtyard. High ceilings with cornicing and recessed spotlights.

Door from dining room gives access to:

Cloakroom

Having low-flush wc, wall mounted wash hand basin with mixer tap over, wall mounted chrome-style heated towel rail, tiled floor, half tiled to walls, eye-level store cupboards, high ceilings with recessed spotlights and extractor fan.

Door from dining room gives access to:

Lounge

16'3 max into recess x 13'1 (4.95m max into recess x 3.99m)
Having sealed unit double glazed window with original fitted shutters, high ceilings with cornicing, highly attractive period fire place with tiled hearth and stone fire surround, range of wall light points, two radiators, original walk-in safe with quarry tiled flooring and fitted shelving.
Door from lounge gives access to:

Inner Hallway

Having radiator, cornicing to ceiling, two storage cupboards. STAIRS from inner hallway lead down to:

Inner Hallway Two

Having wall light points, radiator with fitted cover. Panel doors from inner hallway give access to both bedrooms, modern bathroom and separate shower room.

Bedroom One

14'5 x 11'7 excluding wardrobe recess (4.39m x 3.53m excluding wardrobe recess)
Having a large range of fitted wardrobes, chest of drawers, bedside cabinets, two wall light points, recessed spotlights to ceiling and surround sound speaker, two radiators. Sealed unit double glazed door then gives access to private lower level rear courtyard.

Bedroom Two

10'11 x 10'2 (3.33m x 3.10m)
Having sealed unit double glazed French doors giving access to private lower level courtyard, radiator, tv / Sky and radio points, three wall light points.

Modern Bathroom

9'10 x 7' (3.00m x 2.13m)
Having timber-style panel bath, large shower cubicle with curved glazed shower screen, drench shower over with further hand-held shower attachment off, low flush wc, his and hers wash hand basins with mixer taps over, set to vanity unit with built-in storage cupboards below, wall mounted contemporary demister mirror, part tiled to walls, vinyl floor covering, recessed spotlights and extractor fan.

Shower Room

Having a large tiled shower cubicle with drench shower over and further hand-held shower attachment off, low flush wc, wall hung wash hand basin, fully tiled to walls, tiled floor, chrome-style heated towel rail, recessed spotlights and extractor fan, wall-hung demister mirror.

Outside

The property has its own private brick walled courtyard garden, having paved areas, range of wall light points which provides a fantastic dining area. Steps then descend to a lower ground floor courtyard which again is paved with stoned sections.
From the courtyard garden a part-sealed unit double glazed door gives access to:

Utility / Garden Room

22'10 x 4'7 (6.96m x 1.40m)
Comprises base units, one of which has built in drawers, fitted worktops with inset stainless steel sink with mixer tap over, space for appliances, part tiled wall, hidden connection for wc, if required. Two sealed unit double glazed windows overlooking courtyard, recessed spotlights to ceiling.

Communal Area

In addition to the courtyard there are further well-maintained communal grounds predominantly laid to lawn with a variety of mature trees etc. The property is approached over a long shared tarmac driveway which then gives access to a gravelled forecourt, providing parking for a number of vehicles which then gives access to 3 The Woodlands own timber detached double garage.

Detached Double Garage

16'8 x 16'3 (5.08m x 4.95m)
Having twin timber double doors (one of which is electrically operated), range of fitted store cupboards and wooden work top and fitted power and light. To the side of the garage, included in the sale is a generous sized timber garden shed.

Tenure

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

Services

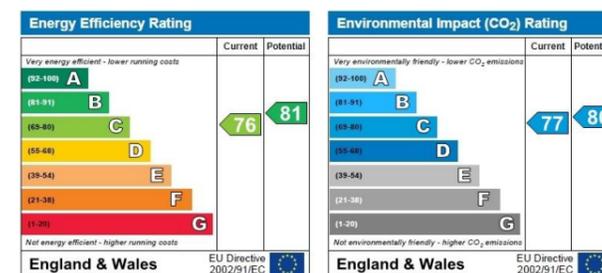
Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

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).

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION



FLOOR PLANS

