

Allandale, Abbey Foregate, Shrewsbury, SY2 6BL

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Offers in the region of £630,000

Viewing: strictly by appointment through the agent

Holland Broadbridge

Agriculture House, 5 Barker Street, Shrewsbury, Shropshire SY1 1QJ

t: **01743 357 000**

e: sales@hbshrop.co.uk

An extremely attractive well presented and much improved five bedroom mid-terrace bay fronted townhouse which occupies a lovely position over looking The Abbey and having the added benefits of off street parking. The current vendors have made many improvements to this superior family home and these can only be fully appreciated by early internal inspection which comes highly recommended by the selling agent. The property is situated within this desirable and most convenient residential location within close proximity to a variety of excellent independent and major amenities, highly regarded schooling and is within walking distance of Frankwell riverside walks and the medieval town centre of Shrewsbury. Viewing is essential.

Accommodation

Entrance porch, reception hallway, bay fronted lounge, separate dining room, attractive re-fitted kitchen breakfast room with a range of built in appliances and fitted granite worktops, utility room, re-fitted cloakroom, first floor landing, bay fronted master bedroom with stylish en-suite shower room, guest bedroom with modern en-suite shower room, further bedroom, re-fitted family bathroom, second floor landing, two further bedrooms one of which currently used as a studio, further bathroom, landscaped low maintenance front and rear enclosed gardens, driveway providing off street parking, upvc double glazing, gas fired central heating. Viewing is recommended.

Upvc double glazed double doors give access to:

Entrance Porch

Having period tiled floor, attractive part glazed door then gives access to:

Reception Hallway

Having period tiled floor, radiator, picture rail, wall mounted thermostat control unit, large under stairs storage cupboard. Door from reception hallway gives access to:

Bay Fronted Lounge

15'4 max into bay x 14'0 (4.67m max into bay x 4.27m) Having an attractive period fire place with decorative timber fire surround, walk-in upvc double glazed sash bay window to front, three radiators, painted exposed flooring, cornicing to ceiling, picture rail. Square arches from lounge and reception hallway give access to:

Dining Room

13'11 x 12'6 (4.24m x 3.81m) Having an attractive fireplace with tiled hearth and decorative timber fire surround, picture rail, cornicing to ceiling, antique style radiator, upvc double glazed french doors giving access to rear of property.

From reception hallway door gives access to:

Re-fitted Kitchen Breakfast Room

18'6 x 9'10 (5.64m x 3.00m) Comprises a range of eye level and base units with built-in cupboards and drawers, fitted granite worktops with inset 1/2 stainless steel sink drainer unit with mixer tap over, integrated Neff oven and combination microwave oven above, integrated Hotpoint dishwasher and integrated Hotpoint fridge/freezer with matching fascias, tiled floor, cupboard housing floor mounted gas fire central heating boiler, tiled splash surround, two upvc double glazed windows, breakfast bar, wine rack, recess spotlights to ceiling, four ring induction hob with Hotpoint stainless steel cooker canopy over, part glazed door from kitchen breakfast room gives access to:

Utility Room

6'2 x 5'9 (1.88m x 1.75m)

Having base unit with fitted wooden worktop above with inset stainless steel sink with mixer tap over, space for washing machine and tumble dryer, fully tiled to walls, upvc double glazed window and double glazed door giving access to rear of property, tiled floor. Door from utility room gives access to:

Re-fitted Cloakroom

Having wc with concealed system, contemporary wash hand basin with mixer tap over and storage cupboard below, part tiled to walls, tiled floor, upvc double glazed window to rear.

From reception hallway stairs rise to:

First Floor Landing

Having dado rail, recess spotlights to ceiling, under stairs storage cupboard. From first floor landing doors give access to three bedrooms and re-fitted bathroom.

Bay Fronted Master Bedroom

15'4 max into bay x 12'8 (4.67m max into bay x 3.86m) Having an attractive period fire place, dado rail, picture rail, walk-in upvc double glazed sash bay window to front, radiator. Door from master bedroom gives access to:

Stylish En-suite Shower Room

Having a large tiled shower cubicle with contemporary glazed shower screen with drench shower over plus hand held shower attachment, wall hung his and hers wash hand basins with mixer taps over and storage drawers below, wc with concealed system, shaver point, extractor fan and recess spotlights to ceiling, upvc double glazed sash window to front, vinyl floor covering, heated chrome towel rail.

Guest Bedroom

13'11 x 12'6 max into recess reducing to 7'8 (4.24m x 3.81m max into recess reducing to 2.34m) Having upvc double glazed window to rear, radiator, picture rail, attractive period fireplace. Door to:

Modern En-suite Shower Room

Having tiled shower cubicle with mixer shower over, low flush wc, pedestal wash hand basin, tiled to walls, picture rail, recess spotlights to ceiling, wall mounted extractor fan, vinyl floor covering, radiator.

Bedroom Three

11'6 excluding recess x 9'11 (3.51m excluding recess x 3.02m) Having an attractive period fireplace, upvc double glazed window to rear, radiator.

Re-fitted Bathroom

Having a three piece white suite comprising corner panel bath with fountain effect mixer tap over plus additional hand held shower attachment, pedestal wash hand basin, low flush wc, attractively part tiled to walls, wall mounted extractor fan, upvc double glazed window to side, recess spotlights to ceiling, heated chrome towel rail, vinyl floor covering.

From first floor landing stairs rise to:

Second Floor Landing

Having wood effect flooring, loft access, recess spotlight to ceiling, a large eaves storage cupboard. From second floor landing doors give access to two further bedrooms/studio and bathroom.

Bedroom Four/Studio

23'9 x 11'6 max reducing to 8'6 (7.24m x 3.51m max reducing to 2.59m)

Having upvc double glazed window to rear and velux roof window to front, eye level and base fitted storage cupboard with worktop and inset sink with mixer tap over, fridge, wood effect flooring, radiator, recess spotlights to ceiling.

Bedroom Five

10'0 x 9'5 (3.05m x 2.87m) Having part sloping ceiling, upvc double glazed window to front, eaves storage cupboard, wood effect flooring, dado rail, radiator, recess spotlights to ceiling.

Bathroom

Having a three piece white suite comprising panel bath, pedestal wash hand basin, low flush wc, fully tiled to walls, tiled floor, heated white towel rail, glazed window to rear, wall mounted strip light.

Outside

Custom made wrought iron pedestrian gate leads to a paved pathway giving access to the front entrance of the property, to side of this there is a landscaped low maintenance paved patio area with low rise brick wall and custom made wrought iron railings. To the rear of the property timber double gates lead to a gravelled parking forecourt with landscaped gardens.

Attractive Rear Garden

Which comprises Indian sand stoned paved patio area, lawned garden, outside lighting points and cold water tap. The rear gardens are enclosed by brick walling and fencing.

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.

Tenure

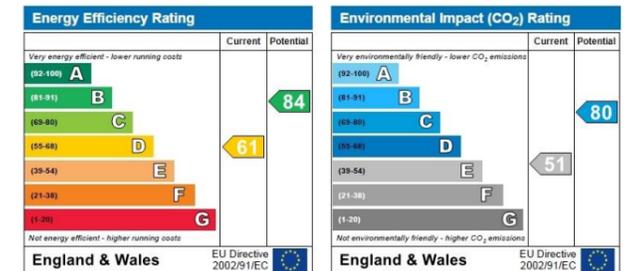
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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

