



24 Whitehall Street, Shrewsbury, SY2 5AD

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Offers in the region of £369,995

Viewing: strictly by appointment through the agent

Holland Broadbridge

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An instantly appealing, Grade II listed three / four bedroom Georgian town house with many period features offering, extended and immaculately presented living accommodation over four floors. The property is situated close to a number of highly regarded Schools, an excellent variety of local amenities including independent shops and restaurants and is within walking distance of the historic town centre of Shrewsbury and the Quarry Park with tranquil riverside walks. Access to the local by-pass linking up to to A5 and through to the M54 motorway network are easily accessible from the property. Early viewing comes highly recommended by the selling agent for the property and its location to be fully appreciated.

Accommodation:

Reception hallway, lounge, dining room, extended spacious family kitchen / diner, converted basement comprising: Occasional bedroom / study / hobbies room with adjoining shower room, first floor landing having two double bedrooms, re fitted family bathroom, second floor having further double bedroom with pleasing aspect to the rear towards Abbey Foregate and beyond, low maintenance front garden, attractive rear enclosed gardens, many period features, gas fired central heating, nearby private parking available to rent via separate negotiation, walking distance to the Shrewsbury town centre.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Wooden panelled entrance door with decorative glazed inset above gives access to:

Reception hallway:

Having radiator, coving to ceiling. Panelled door from hallway gives access to:

Lounge:

12'2 x 12'1 (3.71m x 3.68m)
Having glazed sash window with original fitted shutters to the front, coal effect gas fire set to a period fireplace with an attractive fire surround, coving to ceiling, radiator. Panelled door from reception hallway and arch from lounge gives access to:

Dining room:

12'2 x 11'7 (3.71m x 3.53m)
Having a range of period shelved storage cupboards, radiator. Panelled door from dining room gives access to:

Extended spacious, family kitchen diner:

18'8 x 15'7 (5.69m x 4.75m)
Comprises: A range of refitted eye level and base units with built-in cupboards and drawers, fitted worktops

with inset stainless steel 1 1/2 sink drainer unit with mixer tap over (space for appliances), tiled and exposed wooden flooring, exposed timbers to ceiling, five glazed roof lights, two antique style radiators, wall-light points, glass display cabinet, sealed unit double glazed window to the rear, sealed unit double glazed french doors giving access to the rear garden, cupboard housing Worcester gas fired boiler, corner display units.

Panelled door from dining room with staircase leading down to converted basement comprising:

Hallway:

Panelled door from hallway gives access to:

Occasional bedroom / study / hobbies room:

11'6 x 11'4 (3.51m x 3.45m)
This versatile room could be used for a number of purposes and comprises: Radiator, exposed beam to ceiling, glazed window, recessed spotlights to ceiling, a range of power points.

Panelled door from hallway gives access to:

Shower room:

8'2 x 4'1 (2.49m x 1.24m)
Having tiled shower cubicle, with main shower over, low flush wc, wash hand basin with mixer tap over, storage cupboard below, wall-mounted extractor fan, recessed spotlights to ceiling, heated chrome style.

From hallway stairs rise to:

First floor landing:

Having secondary double glazed sash window with pleasing aspect to the rear, radiator, shelved storage cupboard. Panelled doors from first floor landing give access to two bedrooms and re fitted bathroom.

Bedroom:

12'2 x 10'1 max into alcove (3.71m x 3.07m max into alcove)
Having secondary glazed sash window to the front, period fireplace, built-in double wardrobe, radiator.

Bedroom:

12'1 x 10'10 max into alcove (3.68m x 3.30m max into alcove)
Having glazed sash window with pleasing aspect to the rear, period fireplace, built-in wardrobe, radiator.

Re fitted bathroom:

10'6 x 5'10 (3.20m x 1.78m)
Having a white suite comprising: A timber style panelled bath with mixer shower over, glazed shower

screen to side, pedestal wash hand basin, low flush wc, radiator, vinyl floor covering, part tiled to walls, recessed spotlights and extractor fan to ceiling, glazed sash window to the front, radiator.

From first floor landing stairs rise to:

Bedroom:

15'4 x 11'8 (4.67m x 3.56m)
Having part sloping ceilings, sealed glazed window with a delightful outlook to the rear towards Abbey Foregate and beyond, radiator, wall-light point.

Outside:

To the front of the property there is a an attractive, low-maintenance Indian stone paved area with low rise walling with wrought iron railings, outside lighting point. To the rear there is a well established rear garden comprising: A paved patio area with outside cold tap, lawned garden with borders containing a variety of shrubs, plants and bushes, a further paved patio area with timber garden shed, outside security light . Neighbouring properties have pedestrian right of way over the property's garden, if required.

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 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).

Mortgage services:

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Disclaimer:

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

FLOOR PLANS

