



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

The Property Misdescriptions Act

Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



**Offers in the region of £159,995**

Viewing: strictly by appointment  
through the agent

A deceptively spacious and particularly well proportioned three bedroom mid-terrace town house, offering accommodation over three floors. The property benefits from a large master bedroom, low maintenance front and rear enclosed gardens and an open fronted carport. The property is situated within this favoured village location within walking distance of excellent amenities including a shop, public house, restaurant, butchers and primary school. A wide variety of facilities are easily gained from the property and located in the historic town centre of Shrewsbury. The A49 provides good road links to the North and South, whilst the M54 motorway provides links to Birmingham and beyond. The property is currently let on a Assured Shorthold Tenancy and achieving £550 PCM.

**Accommodation:**

Entrance hallway, cloakroom, kitchen, lounge / diner, first floor landing, two bedrooms, bathroom, second floor landing, further bedroom, low maintenance front and rear enclosed gardens, open fronted carport, double glazing, gas fired central heating, favoured village location, easy access to the local by-pass.

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

**Canopy over:**

Entrance door gives access to:

**Hallway:**

Having radiator, wall-mounted thermostat control unit. Doorway from hallway gives access to:

**Cloakroom:**

Having low flush wc, wall-mounted wash hand basin, double glazed window to the front. Door from hallway gives access to:

**Kitchen:**

9'6 x 6'8 (2.90m x 2.03m)  
Having eye level and base units, built-in cupboards and drawers, integrated oven, wine rack (space for appliances), tiled splash surrounds, vinyl wood effect flooring, double glazed window to the front, fitted worktops with inset four ring gas hob with cooker canopy over, stainless steel sink drainer unit with mixer tap over.

Door from hallway gives access to:

**Lounge / diner:**

13'5 x 12'10 (4.09m x 3.91m)  
Having double glazed french doors giving access to the rear garden, radiator, under-stairs storage cupboard, coving to ceiling.

From hallway stairs rise to:

**First floor landing:**

Having radiator. From first floor landing doors give access to two bedrooms and bathroom.

**Bedroom:**

13'5 x 10'1 (4.09m x 3.07m)  
Having two double glazed windows to the rear, radiator.

**Bedroom:**

12'5 x 6'8 (3.78m x 2.03m)  
Having double glazed window to the front, radiator.

**Bathroom:**

Having a white suite comprising: A panelled bath with shower attachment off taps, pedestal wash hand basin, low flush wc, part tiled to walls, double glazed window to the front, shaver point, radiator.

From first floor landing stairs rise to:

**Second floor landing:**

Having velux roof window, cupboard housing Vaillant gas fired central heating boiler. Door from second floor landing gives access to:

**Bedroom:**

14'11 x 9'11 max reducing 6'10 (4.55m x 3.02m max reducing 2.08m)  
Having double glazed window to the front, velux roof window to the rear, radiator, over-stairs store cupboard.

**Outside:**

To the front of the property there is a low maintenance front garden having pedestrian shared access with the neighbouring property. The front garden has gravelled sections, a paved patio area and is screened by the pathway via wrought iron railings. To the rear of the property there is an enclosed garden having paved patio area, a slate path leads to gravelled section - providing low maintenance, inset shrubs and bushes. Gated pedestrian access then leads to a communal pathway which in turn leads to a COVERED CARPORT providing parking for one vehicle.

**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.

**Agents note:**

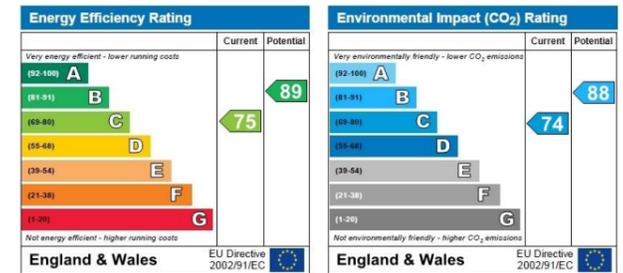
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**Mortgage services:**

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**

