



8 Meadow Cottages, Mountfields, Shrewsbury, SY3 8RF

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Offers in the region of £136,000

Viewing: strictly by appointment through the agent

Holland Broadbridge

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An attractive, spacious and sympathetically highly improved one double bedroom period mid terrace house, offering a delightful kitchen / breakfast room, laundry room, spacious re fitted bathroom and generous enclosed part walled well established gardens. The property is situated within this highly sought after residential location, within striking distance of tranquil riverside walks, excellent variety of local amenities and the medieval town centre of Shrewsbury. The property is being offered for sale with no upward chain and an early viewing comes recommended to avoid disappointment by the selling agent.

Accommodation:

Attractive lounge, re fitted kitchen / breakfast room (some units have been handcrafted), laundry room, double bedroom, spacious re fitted bathroom, pleasing generous sized mature part walled enclosed garden, low maintenance rear courtyard, gas fired central heating, period features, nearby chargeable permit parking available in the Frankwell car park, no upward chain.

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

Wooden panelled entrance door gives access to:

Lounge:

12'2 x 11'6 (3.71m x 3.51m)
Having glazed sash window to the front, radiator, stone effect gas fire set to a stone hearth with matching surround, television and telephone points, wall-mounted thermostat control unit. Part glazed wooden framed door from lounge gives access to:

Attractive kitchen / breakfast room:

11'11 max into under-stairs recess x 8'10 (3.63m max into under-stairs recess x 2.69m)
Comprises: Two hand made wooden base units with fitted Brazilian granite worktop with inset Zanussi oven and Zanussi four ring gas hob with Zanussi stainless steel cooker extractor fan over, further attractive base units with built-in drawers, wooden style worktop with Belfast style sink and mixer tap over, eye level glass display cabinets with shelved storage cupboards to side, wooden block

flooring, upvc double glazed window to the rear, recessed spotlights to ceiling, radiator. Doorway from kitchen / breakfast room gives access to:

Laundry room:

6'5 x 6'3 (1.96m x 1.91m)
Having wooden block flooring, radiator (space and plumbing for washing machine), wall-mounted extractor fan, upvc double glazed window and part glazed door giving access to the rear of property.

Stairs rise from kitchen / breakfast room to the:

First floor:

Where access via a wooden panelled door and part glazed wooden panelled door lead to:

Double bedroom:

12'2 x 11'7 (3.71m x 3.53m)
Having glazed sash window with pleasing outlook, over the property's gardens and tranquil cricket ground, the Shrewsbury town centre and beyond, period style fireplace, radiator, picture rail.

Spacious re fitted bathroom:

9'1 x 8'9 (2.77m x 2.67m)
Having a three piece white suite comprising: A timber style double-ended panelled bath with mixer shower over, glazed shower screen to side, low flush wc, pedestal wash hand basin, glazed window to the rear, extractor fan, recessed spotlights to ceiling, store cupboard housing Worcester gas fired combination boiler, radiator, vinyl floor covering.

Outside:

To the front of the property there is a generous sized mature garden comprising: A paved patio, lawned garden sections, a variety of mature shrubs, plants and bushes, paved pathway. The gardens are enclosed by fencing and brick walling. To the rear of the property there is a low maintenance paved area with neighbouring properties having a right-of-way over to gain access to the rear of their properties.

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:

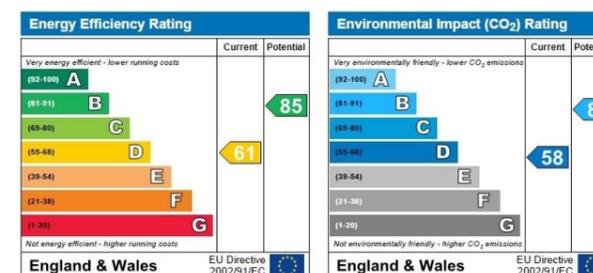
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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

