



HOLLAND
BROADBRIDGE



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.
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HOLLAND
BROADBRIDGE

12 St Georges Street, Mountfields, Shrewsbury, SY3 8QA

www.hbshrop.co.uk



Offers in the region of £295,000

Viewing: strictly by appointment through the agent

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Holland Broadbridge

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

A beautifully presented, much improved and spacious, two double bedroom plus superb attic area, period, end of terrace house with a walled southerly facing rear enclosed garden. Property is located within this sought after residential location within walking distance of the Theatre Severn, the Quarry Park with tranquil riverside walks and the medieval town centre of Shrewsbury. Access is easily gained to the local by-pass which links up to further towns and cities, including Telford, Wolverhampton, Birmingham and Chester. Early viewing is truly highly recommended for this property and its location to be fully appreciated.

Accommodation

Storm porch, hallway, lounge, separate dining room, attractive fitted kitchen, cellar, first floor landing having two double bedrooms and bathroom, superb useful attic area with exposed beams and feature exposed brick chimney breast, low maintenance front and southerly facing walled rear gardens, gas fired central heating. Viewing is highly recommended.

Storm porch with period tiled floor with wooden entrance door gives access to:

Lounge

14'1 x 11'5 (4.29m x 3.48m)

Having glazed window to front, radiator, period open fireplace with tiled hearth and attractive fire surround, exposed wooden flooring, cornicing to ceiling.

Door from hallway gives access to:

Dining Room

13'3 x 13'0 (4.04m x 3.96m)

Having gas stove set to an exposed brick hearth and chimney breast, glazed windows to side and rear, radiator, exposed wooden flooring. Square arch from dining room gives access to:

Fitted Kitchen

11'10 excl recess x 10'4 max into recess to 6'10 (3.61m excl recess x 3.15m max into recess to 2.08m) The kitchen comprises a range of eye-level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel drainer unit with mixer tap over, integrated oven, four ring gas hob and stainless steel cooker canopy over, tiled splash surrounds, period style tiled floor, radiator, glazed sash window to rear, part glazed door, giving access to rear. Space for appliances.

From hallway door gives access to wooden steps which lead down to:

Cellar

Providing useful storage space with fitted power.

From hallway stairs rise to:

First Floor Landing

Having glazed window, radiator. From landing doors give access to two double bedrooms and bathroom.

Bedroom One

14'0 max x 11'6 (4.27m max x 3.51m)

Having glazed sash window to front, radiator.

Bedroom Two

13'4 x 11'2 (4.06m x 3.40m)

Glazed sash window to rear with pleasing aspect.
Radiator.

Bathroom

9'2 x 6'5 (2.79m x 1.96m)

Having a three piece white suite comprising: timber style panel bath, with antique style mixer tap over with hand held shower attachment off. Wall mounted Triton electric shower with glazed shower screen to side, pedestal wash hand basin, low flush wc, part tiled to walls, radiator, vinyl floor covering. Glazed sash window to rear.

From first floor landing door gives access to staircase which rises to:

Superb Useful Attic Area

19'1 max 18'3 max reducing to 8'3 (5.82m max 5.56m max reducing to 2.51m)

Having roof window with pleasing aspect to neighbouring properties and the Shrewsbury town centre and Quarry Park. Built-in store cupboards, housing Valliant gas fired combination boiler, two radiators, feature exposed brick chimney breast and timbers to ceiling.

Outside

To the front of the property gated pedestrian access leads to an Indian sandstone paved frontage with low-rise brick walling with access to storm porch. Gated pedestrian side access then leads to the property's southerly facing low maintenance rear walled garden, having Indian sandstone paved sun terrace with adjoining brick paved area, two useful brick stores, slatted borders with specimen shrubs and plants.

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.

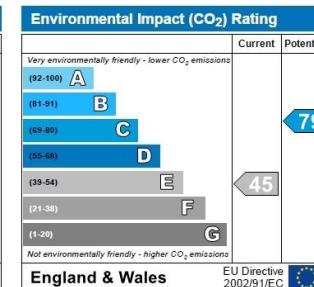
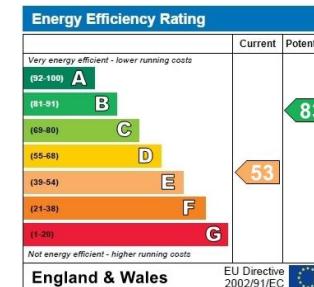
Mortgage Services

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

