



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 £179,995

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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Pleasantly situated within this sought after residential location of Shrewsbury, this is an improved and deceptively spacious, two bedroom mid terrace period house benefitting from being offered for sale with NO UPWARD CHAIN. The property is within walking distance of the historic town centre of Shrewsbury and in close proximity to excellent local amenities. This property will be of interest to many prospective purchaser(s) and an early viewing comes recommended by the selling agent.

Accommodation:

Entrance hall, lounge, re fitted kitchen, garden room, wc, first floor landing, two bedrooms, re fitted bathroom, low maintenance rear garden, period features, electric and partial gas fired central heating, NO UPWARD CHAIN.

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

Entrance door gives access to:

Hallway:

Having period tiled floor. Panelled door from hallway gives access to:

Lounge:

14'10 x 10'10 (4.52m x 3.30m)
Having glazed sash window to front and glazed sash window looking into lean-to, wall-mounted electric radiator, brick hearth with decorative fire surround and free-standing log effect electric stove, period fitted unit with glass display cabinet above, picture rail. Panelled door from lounge gives access to re fitted kitchen:

Kitchen:

10'11 excluding recess x 7'4 (3.33m excluding recess x 2.24m)
Comprises: A range of eye level and base units with built-in cupboards and drawers, fitted wooden style tops with inset stainless steel sink drainer unit with mixer tap over, integrated oven, four ring gas hob and cooker canopy over (space for further appliances), understairs storage cupboard, cupboard housing gas fired central from kitchen gives access to: heating boiler, tiled splash surrounds. Part glazed door from kitchen to:

Garden room:

13'1 x 5'9 (3.99m x 1.75m)
Having wall-mounted electric radiator, upvc double glazed windows overlooking rear garden with upvc double glazed door giving access to the rear garden, polycarbonate roof. Door from garden room gives access to:

Wc:

Having high flush wc.

From hallway stairs rise to:

First floor landing:

Having storage units. Panelled doors from first floor landing give access to both bedrooms and re fitted bathroom.

Bedroom one:

14'3 max x 8'9 (4.34m max x 2.67m)
Having glazed sash window to front, radiator, period fireplace, picture rail, loft access.

Bedroom two:

11'4 max x 7'5 (3.45m max x 2.26m)
Having glazed window to side, radiator, secondary loft access.

Re fitted bathroom:

Having a white suite comprising: A panelled bath with mixer shower over with glazed shower screen to side, low flush wc, pedestal wash hand basin, glazed window to rear, airing cupboard with hot water tank cylinder unit, part tiled to walls, radiator.

Outside:

To the rear of the property there is a low maintenance garden having gravelled and barked areas, Indian sandstone paved patio area, gated access (which the vendor informs us that a right of way is given over the neighbouring gardens to gain rear access).

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

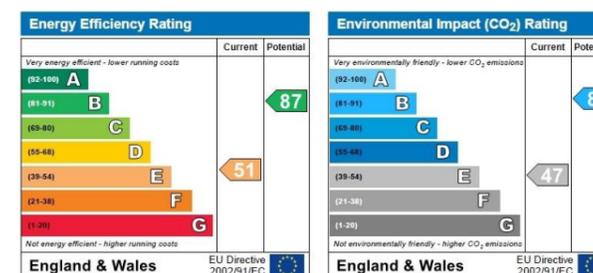
forthcoming from the vendor's solicitors during pre-contract enquiries.

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

