

111 Abbey Foregate, Shrewsbury, SY2 6BA

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Offers in the region of £365,000

Viewing: strictly by appointment through the agent

Holland Broadbridge

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An extremely attractive, spacious, improved and well presented, four bedroom period terraced town house with instantly appealing living accommodation over four floors. The property is situated within this highly desirable residential location within walking distance of the historic town centre of Shrewsbury, the Quarry Park with tranquil riverside walks, a variety of excellent local amenities and popular schooling. Viewing comes highly recommended by the selling agent for the property to be fully appreciated.

Accommodation:

Reception hallway, bay fronted lounge, separate dining room, attractive family kitchen / breakfast room, first floor landing, bedroom (currently used as a nursery), two further bedrooms, re fitted family bathroom, second floor landing having large bedroom with adjoining walk-in wardrobe, family shower room, low maintenance attractive front and rear walled courtyard gardens, gas fired central heating.

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

Wooden entrance door with decorative stained glazed window above gives access to:

Reception hallway:

Having decorative tiled floor. Radiator. Dado rail. Cornice to ceiling. From Reception Hallway panel door gives access to:

Bay fronted lounge:

12'10 excluding bay x 11'2 excluding bay (3.91m excluding bay x 3.40m excluding bay) Having glazed bay sashed window to front. Exposed wooden flooring. Open fire place with tiled splits and fire surround. Store cupboard with fitted shelving above. Television cupboard. Picture rail. Cornice to ceiling. Radiator. Arch from Bay Fronted Lounge and panel door from Reception Hallway gives access to:

Dining room:

13'4 x 10'10 (4.06m x 3.30m) Having antique style radiator. Fitted shelving and base storage cupboards. Exposed wooden flooring. Glazed sash window to rear. Arch from Dining Room gives access to:

Inner hallway:

With panel door giving access to stone steps which lead down to:

Cellar and former coal chute:

13'1 x 9'11 (3.99m x 3.02m) Having space for washing machine and tumble dryer in addition to ample storage. Antique style radiator. Brick flooring. Fitted power and light.

From inner hallway area access is given to:

attractive family kitchen / breakfast room

19'11 max into recess x 9'10 (6.07m max into recess x 3.00m) The Kitchen comprises of a range of eye level and base units with built-in cupboards and drawers. Fitted granite worktops

with inset Belfast style sink and mixer tap over. Glass display cabinet. Plate rack. Recessed spotlights to ceiling. Tiled floor. Free standing Master Range cooker with extractor fan over with tiled splash surround. Space for upright fridge freezer and dishwasher. Wall mounted contemporary radiator. Sealed unit double glazed sash window overlooking rear. Exposed beam to ceiling.

Wooden framed glazed double doors giving access to rear. From reception hallway stairs rise to:

First floor landing:

Having picture rail. Sealed unit double glazed window. Linen cupboard housing gas fired central heating boiler. First Floor Landing doors give access to Bedroom (currently used as a second Lounge). Bedrooms 2 and 3. Re-Fitted Family Bathroom.

Bedroom / nursery (two):

16'1 max into recess x 13'3 (4.90m max into recess x 4.04m) Having two glazed sash windows to front. Coal effect gas fire set to a marble style hearth with stone style fire surround. Television aerial point. Picture rail. Cornice to ceiling. Exposed wooden floorboards.

Bedroom two:

10'0 x 10'0 (3.05m x 3.05m) Having fitted bedroom cabinets with store cupboards over. Antique style radiator with cover. Sealed unit double glazed sash window to rear. Television aerial point.

Bedroom three:

13'4 x 8'5 max reducing 6'9 (4.06m x 2.57m max reducing 2.06m) Having glazed sash window to rear. Antique style radiator. Exposed wooden flooring. Period open fireplace. Dado rail. Picture rail. Television aerial point.

Family bathroom:

Having a re-fitted suite comprising: Jacuzzi style corner panelled bath with glazed shower screen to side, double head shower over. Low flush WC. Wall mounted wash hand basin. Heated towel rail. Tiled floor. Fully tiled to walls. Recessed spotlights to ceiling. Roof window. Extractor fan.

From first floor landing stairs rise to:

Second floor landing:

Having glazed sash window to rear. Dado rail. Loft access. Panelled doors give access to Master Bedroom, walk-in wardrobe and Shower Room.

Master bedroom:

16'0 max x 13'4 max (4.88m max x 4.06m max) Having period open fireplace. Dado rail. Exposed wooden flooring. Antique style radiator with cover. Two glazed sash windows to front. Television aerial point.

Walk-in wardrobe:

7'9 x 5'10 (2.36m x 1.78m) Including extensive shelving and rails. Alternatively this room could be used as a Study and comprises: Exposed wooden

flooring. Antique style radiator.

Shower room:

Having a tiled walk-in shower with shower unit over. Circular wash hand basin with antique style mixer taps over. High flush WC. Wood effect flooring. Glazed sash window to rear. Recessed spotlighting to ceiling.

Outside:

To the front of the property there is a brick paved pathway giving access to front door. There is a small garden frontage having barked area with neatly kept miniature hedging. To the rear there is a landscaped easy to maintain garden comprising: Decorative paved patio area with artificial lawned garden area. Artificial Raised beds with inset shrubs, plants and bushes. Stone steps then give access to a basement covered passage which then leads to the front of the property. Gated pedestrian rear access leads to a shared pathway with neighbouring properties. Outside cold tap. Lighting points. The rear gardens are enclosed by brick walling.

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:

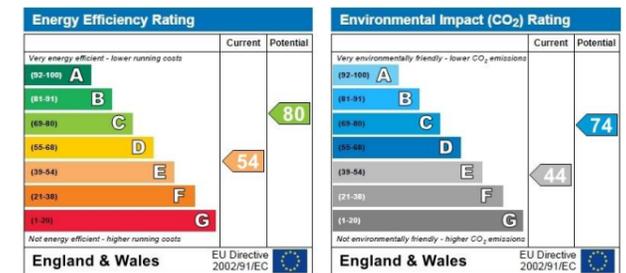
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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

