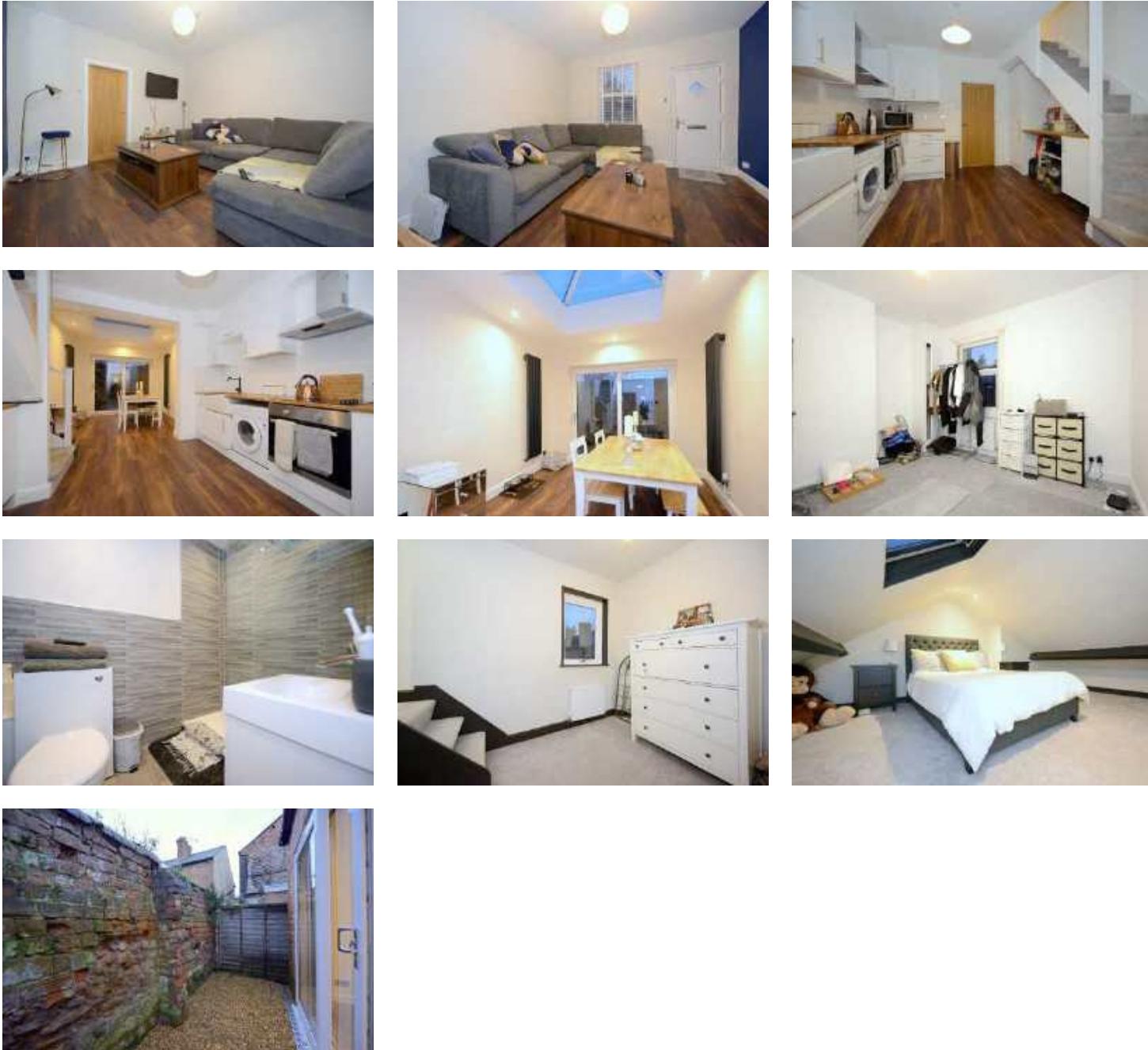




HOLLAND
BROADBRIDGE



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

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HOLLAND
BROADBRIDGE

21 Brougham Square, Belle Vue, Shrewsbury, SY3 7PE

www.hbshrop.co.uk



Offers in the region of £149,995

Viewing: strictly by appointment through the agent

t: 01743 357 000

e: sales@hbshrop.co.uk

Holland Broadbridge

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

Occupying a particularly secluded position within this sought after residential location, this is a three storey, two bedroom mid terrace period house which boasts deceptively spacious and much improved living accommodation throughout. The property is within walking distance of a variety of excellent local amenities, the historic town centre of Shrewsbury and the Quarry Park with tranquil riverside walks. Early viewing comes highly recommended by the selling agent.

Accommodation:

Lounge, refitted kitchen / breakfast room, attractive dining room, first floor landing, two bedrooms, modern refitted shower room, useful attic area, small low maintenance rear enclosed courtyard, upvc double glazing, gas fired central heating.

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

Replacement composite double glazed entrance door gives access to:

Lounge:

12'0 x 10'11 (3.66m x 3.33m)

Having upvc double glazed window to front, wood effect flooring, radiator. Door from lounge gives access to:

Modern refitted kitchen:

10'10 max into recess x 9'11 (3.30m max into recess x 3.02m)

Having replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset Belfast style sink with antique style mixer tap over, integrated oven, four ring electric hob with cooker extractor fan over, tiled splash surrounds, wood effect flooring, breakfast bar, integrated fridge freezer. Square arch from kitchen gives access to:

Dining room:

9'3 x 9'3 (2.82m x 2.82m)

Having upvc double glazed lantern style roof, two wall-hung contemporary radiator, wood effect flooring, recessed spotlights to ceiling, upvc double glazed sliding patio doors giving access to

the low maintenance rear courtyard.

Stairs rise from kitchen to:

First floor landing:

Having recessed spotlights to ceiling. Doors then give access to both bedrooms and refitted shower room

Bedroom:

12'1 max x 11'0 max (3.68m max x 3.35m max)
Having upvc double glazed window to front, cupboard housing gas fired central heating boiler, radiator.

Bedroom:

8'2 x 6'9 (2.49m x 2.06m)
Having upvc double glazed window to rear, radiator.

Refitted contemporary shower room:

Having a large double width tiled shower cubicle with drench shower over and hand-held shower attachment off with contemporary glazed shower screen to side, wash hand basin with mixer tap over, storage cupboard below, wc with hidden cistern, part tiled to walls, exposed beam to ceiling, extractor fan, recessed spotlights, vinyl tiled effect floor covering.

Stairs rise from bedroom to:

Useful attic area:

16'5 max x 10'11 (5.00m max x 3.33m)

Having sloping ceilings with exposed timbers, roof window, recessed spotlights to ceiling, radiator.

Outside:

To the rear of the property (partly enclosed by brick walling and fencing), there is a low maintenance courtyard.

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.

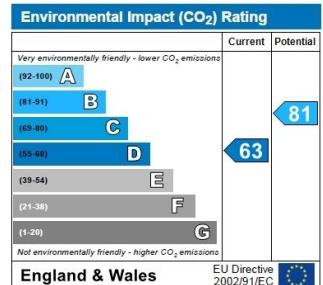
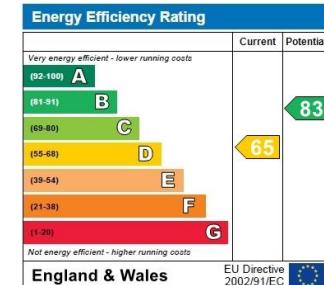
Mortgage services:

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

