



20 Benyon Street, Castlefields, Shrewsbury, SY1 2JQ

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**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 £169,995**

Viewing: strictly by appointment  
through the agent

**Holland Broadbridge**

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

t: **01743 357 000**

e: [sales@hbshrop.co.uk](mailto:sales@hbshrop.co.uk)

An attractive and deceptively spacious two bedroom (plus useful attic area) period, mid-terrace house situated within this favoured residential location of Shrewsbury. The property is within walking distance of good local amenities, tranquil riverside walks, Shrewsbury railway station and the medieval town centre. This property will be of interest to a number of buyers and early viewing is recommended by the agent.

#### Accommodation

Lounge, dining room, attractive kitchen, cellar, first floor landing, two bedrooms, bathroom, second floor useful attic area, front and rear gardens, upvc double glazing, gas fired central heating. Viewing is recommended.

Replacement decorative double glazed entrance door gives access to:

#### Dining Room

10'7 x 10'3 (3.23m x 3.12m)  
Having period style fireplace, upvc double glazed window to front, radiator, wood effect flooring. Door to:

#### Lounge

14'8 max into recess x 10'8 max into recess (4.47m max into recess x 3.25m max into recess)  
Having an attractive exposed brick hearth with wood burning stove, wood effect flooring, radiator, upvc double glazed door giving access to rear gardens.

Door from lounge gives access to steps which lead down to:

#### Cellar

10' x 9'11 (3.05m x 3.02m)  
Comprising power point and recessed spotlights to ceiling.

From lounge door gives access to:

#### Kitchen

11' x 5'5 (3.35m x 1.65m)  
Comprising a range of eye-level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, tiled floor, tiled splash surrounds, two upvc double glazed windows, built-in electric oven, four ring electric hob with concealed

extractor fan over, radiator, space for further appliances.

From lounge stairs rise to:

#### First Floor Landing

Having doors giving access to both bedrooms and bathroom.

#### Bedroom One

12'2 x 10'4 max (3.71m x 3.15m max)  
Having upvc double glazed window to front, store cupboard housing Worcester gas fired combination boiler, radiator.

#### Bedroom Two

9'3 x 6'3 max into recess (2.82m x 1.91m max into recess)  
Having upvc double glazed window to rear, radiator.

#### Bathroom

Having a white suite comprising panel bath with shower over plus further hand held shower off, low flush wc, pedestal wash hand basin, fully tiled to walls, exposed wooden flooring, radiator, upvc double glazed window to rear.

From the first floor landing a door then gives access to stairs which lead to:

#### Useful Attic Area

14'0 x 10'10 max (4.27m x 3.30m max)  
Having a velux window, radiator and store cupboard.

#### Outside

To the front of the property a quarry tiled style paved pathway gives access to front door. The front garden is gravelled, allowing easy maintenance with low-rise brick walling, a shared side access with neighbouring property then gives access to:

#### Rear Garden

Having paved patio area, lawned garden, gravelled section, two garden sheds. The gardens are enclosed by fencing and mature hedging.

#### 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

## FLOOR PLANS

