



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 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 £395,000

Viewing: strictly by appointment through the agent

This is an exceptionally well presented, spacious and contemporary, three bedroom, two storey Town House benefitting from an allocated car parking space. The property is located within striking distance of the historic town centre of Shrewsbury, with it's bespoke shops, restaurant's and other amenities all nearby, along with quiet walks along the river path and to the beautiful Quarry Park. The property will be of interest to a number of prospective purchaser(s). Viewing comes highly recommended by the sole selling agent.

Accommodation

Reception hallway, cloakroom, lounge, contemporary open plan kitchen/diner with a range of AEG built-in appliances, modern utility room, first floor landing, master bedroom with fitted wardrobes and en-suite shower room, two further bedrooms, modern bathroom, attractive low maintenance courtyard style rear enclosed garden, allocated car parking space., double glazing, electric heating. Viewing is highly recommended.

Paved steps with contemporary railings give access to entrance door with sealed unit double glazed window to side gives access to:

Reception hallway

Having recessed spotlights to ceiling, large built-in store cupboard, wall-mounted electric heater. Door from reception hallway gives access to:

Cloakroom

Having a modern suite comprising: low flush WC, wall-mounted wash hand basin with mixer tap over, wall-hung heated chrome-style towel rail, fully tiled to walls, tiled floor, extractor fan to ceiling, store cupboard housing pressurised water system.

Double doors from reception hallway give access to:

Contemporary open plan kitchen/diner

17'8" x 13'5"

The dining area comprises: recessed spotlights to ceiling, wall-mounted electric heater.

The kitchen area comprises: a range of stylish eye-level and base units with built-in cupboards and drawers, range of fitted granite worktops with inset 1½ stainless steel sink with mixer tap over, AEG four ring hob with AEG cooker canopy over, integrated AEG double oven and integrated fridge / freezer and dishwasher, concealed under unit lighting, sealed unit double glazed window to rear, ceramic tiled floor, recessed spotlights to ceiling.

Arch from kitchen / diner gives access to:

Lounge

15'2" x 11'11"

Having large triple glazed windows to front of property, wall-mounted electric heater.

From kitchen area door gives access to:

Modern utility room

8'6" x 6'11"

Having a range of contemporary eye-level and base units with

built-in cupboards and drawers, integrated microwave, fitted granite worktops with inset sink with mixer tap over, space for washing machine, space for tumble dryer, wall-mounted electric heater, ceramic tiled floor, sealed units double glazed door giving access to rear gardens.

From reception hallway stairs rise to:

First floor landing

Having wall-mounted electric heater. Doors from first floor landing give access to all bedrooms and bathroom.

Master bedroom

20'3" max x 11'11" max

This large master bedroom comprises: triple glazed windows to front overlooking Coton Hill, spotlights to ceiling, integrated part mirror-fronted fitted wardrobe, wall-mounted electric heater. Door then gives access to:

Stylish en-suite shower room

Having a large walk-in shower with drench shower over contemporary glazed shower screen to side, wall-hung wash hand basin with mixer tap over and storage drawers below, low flush wc, fully tiled to walls, tiled floor, recessed spotlights and extractor fan to ceiling, heated chrome-style towel rail,

Bedroom two

13'6" max reducing to 11'1" x 10'11"

Having sealed unit double glazed windows to rear, part mirror-fronted fitted wardrobe, wall-mounted electric heater.

Bedroom three

8'7" x 7'0"

Having sealed unit double glazed windows to rear, wall-mounted electric heater.

Bathroom

Having a modern three piece suite which comprises: tiled panelled bath with mixer shower over with glazed shower screen to side, wall-hung wash hand basin with mixer tap over, low flush WC, fully tiled to walls, tiled floor, recessed spotlights and extractor fan to ceiling.

Outside

To the rear of the property there is a charming and low-maintenance courtyard style garden which comprises: paved stoned sections, inset shrubs, outside lighting point, double electric power socket and outside cold tap. The rear gardens are enclosed by brick walling and fencing and have gated pedestrian rear access which leads to the property's allocated car parking space. There is also one shared allocated guest parking space.

Services

Mains water, electricity and drainage are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND

Tenure

We are advised that the property is LEASEHOLD.

The vendor/s have informed us these details/charges are applicable:

Approximate Length of lease remaining is 250 years

Buildings insurance is £776 per year

Ground rent £362 per year

Service charge £576 per year (fixed until 2026)

The above charges/lease details have 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

