

21 North Street, Castlefields, Shrewsbury, Shropshire, SY1 2JG

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 £275,000

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, is this deceptively, spacious and well proportioned two double bedroom period end of terrace house, which has undergone a recent programme, of renovation and much improvement. The property is pleasantly situated on this popular residential area, close to excellent amenities including good schools, local shops, the Shrewsbury railway station, and the nearby town centre. The property is also well placed for access to the Shrewsbury bypass, which provides an M54 motorway link to the West Midlands. Viewing comes highly recommended.

Full description

Offered for sale with NO UPWARD CHAIN, is this deceptively, spacious and well proportioned three double bedroom period end of terrace house, which has undergone a recent programme, of renovation and much improvement. The property is pleasantly situated on this popular residential area, close to excellent amenities including good schools, local shops, the Shrewsbury railway station, and the nearby town centre. The property is also well placed for access to the Shrewsbury bypass, which provides an M54 motorway link to the West Midlands. Viewing comes highly recommended.

Accommodation

Lounge, separate dining room, impressive re-fitted kitchen/breakfast room, cloakroom, bedroom (Converted Cellar), first floor landing having two double bedrooms and modern re-fitted bathroom, front and large part walled rear enclosed gardens, upvc double glazing and gas fired central heating. NO UPWARD CHAIN.

Replacement upvc double glazed entrance door gives access to:

Lounge

13'8" x 10'6"

Having upvc double glazed window to front, radiator and LED spotlights to ceiling.

From lounge doorway gives access to:

Dining room

11'11" x 10'9"

Having radiator and recessed spotlights to ceiling.

Square arch from dining room gives access to:

Stylish re-fitted kitchen/breakfast room

14'10" x 8'8"

Comprises: a range of contemporary eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob with cooker canopy over, integrated dishwasher with matching fascia, space for further appliances, fitted worktops with inset stainless steel sink with mixer tap over, ceramic tiled floor, radiator, wall mounted Worcester gas fired combination boiler, LED recessed spotlights to ceiling, under-unit lighting, tiled splashed surrounds, upvc double glazed door giving access to rear gardens.

Folding door from kitchen/breakfast room gives access to:

Re-fitted cloakroom

Having low flush WC, wash hand basin with mixer tap over and storage cupboard below, ceramic tiled floor and upvc double glazed window to rear.

Door from dining room gives access to a carpeted staircase which leads down to:

Bedroom (converted Cellar)

12'10" x 9'9"

Agents note:

Vendor informs us that subject to the necessary planning consents the renovated cellar could be used as a bedroom

Having tiled floor and radiator.

From dining room stairs rise to:

First floor landing

Having doors giving access to two double bedrooms and re-fitted modern bathroom.

Bedroom one

13'8" x 10'5"

Having upvc double glazed window to front, radiator and recessed spotlight to ceiling.

Bedroom two

10'10" x 8'10"

Having upvc double glazed window to rear, radiator and fitted over-stairs storage cupboard.

Modern re-fitted bathroom

Having a three piece white suite comprising: panelled bath with Mimira wall mounted drench shower over, low flush wc, wash hand basin with mixer tap over with storage cupboard below, fully tiled to walls, ceramic tiled floor, shaver point, recessed LED spotlights to ceiling, heated chrome style towel rail and upvc double glazed window to rear.

Outside

To the front of the property there is a low maintenance stoned section with mature hedging screening the road and paved pathway giving access to front door. To the rear there is large garden having lawned garden and paved patio area. The rear gardens are enclosed by fencing and brick walling and neighbouring property's have pedestrian rights of way required.

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.

Council Tax Band B

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

