

23c Swan Hill, Shrewsbury, Shropshire, SY1 1NQ

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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.
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Offers In The Region Of £450,000

Viewing: strictly by appointment through the agent

Occupying a secluded backwater position, within the River Severn loop in the heart of the medieval town centre of Shrewsbury. This is a deceptively spacious, versatile and interesting Grade II listed two bedroom mid-terrace town house, which offers stylish and instantly appealing living accommodation throughout. The property boasts many pleasing features some of which include: an impressive open plan re-fitted kitchen/diner/living room, ground floor bedroom with modern en-suite shower room, first floor bedroom with en-suite bathroom and dressing room, a charming secluded enclosed west facing roof terrace and one allocated car parking space. The county town of Shrewsbury has an extensive range of shopping facilities which includes; supermarkets, banks, bar, restaurants, cathedral, theatre and tranquil riverside walks within the Quarry Park. The town is also noted for exceptional schools within the state and independent sectors. Viewing comes highly recommended by the sole selling agent for this unique property to be fully appreciated.

Accommodation

Entrance hallway, inner hallway, impressive open plan re-fitted kitchen/diner/living room, laundry room, ground floor double bedroom with stylish en-suite shower room, first floor master bedroom with fitted wardrobes, dressing area and spacious en-suite bathroom, a charming, secluded enclosed west facing roof terrace, gas fired central heating, allocated car parking space. Viewing is essential.

Entrance door gives access to:

Entrance hallway

Having engineered oak wooden flooring, radiator, recessed spotlights to ceiling, bay sash window to front with fitted shutters.

Door from hallway gives access to:

Inner hallway

Having radiator, wall light point.

Door to:

Laundry room

4'10 x 4'0

Having for space for washing machine and tumble dryer, fitted shelving, heated towel rail, extractor fan to ceiling, tiled effect vinyl floor covering.

From inner hallway door gives access to:

Open plan re-fitted kitchen/diner/living area

27'7 x 15'11 max reducing down to 13'8

The kitchen/dining area comprises: a range of contemporary eye level and base units with built-in cupboards and drawers, fitted Granite worktops with inset 1 1/2 stainless steel sink with mixer tap over. Range Master stainless steel finish 1 1/2 cooker with grill and wall hung stainless steel finish NEFF cooker extractor fan over, integrated fridge and freezer along with NEFF dishwasher, concealed under unit lighting, tiled floor, tiled splash surrounds, feature open fronted display units, towel rail, recessed spotlights to ceiling, two single glazed windows along with additional sealed unit double glazed window, breakfast bar, wine rack, cupboard housing gas fired combination boiler.

The living area comprises: tiled floor, feature Velfac with frosted cubed glass wall to side, radiator plus additional pipe floor mounted radiator, glazed roof window, radiator.

From hallway door gives access to:

Ground floor bedroom

11'7 x 11'7

Having single glazed window with fitted shutters, engineered oak wooden flooring, recessed spotlights to ceiling, two wall lightning points, radiator.

Door from bedroom gives access to:

Stylish en-suite shower room

Having corner shower cubicle with wall mounted mixer shower, pedestal wash hand basin with mixer tap over, low flush WC, vinyl period effect floor covering, wall mounted non touch infrared mirror, shaver point, extractor fan and recessed spotlights to ceiling, heated chrome style towel rail.

From inner hallway door gives access to:

Stairs

Which rise to:

Master bedroom

13'5 x 13'0

Having two single glazed windows with fitted shutters, large fitted wardrobes with shelving, radiator.

From master bedroom access is given to:

Dressing room

6'1 x 5'9

Having single glazed window with fitted shutters, fitted shelved storage cupboard.

From dressing area access is given to:

Spacious en-suite bathroom

9'7 x 7'2

Having large panelled bath with mixer tap over, separate tiled shower cubicle with walled mounted mixer shower and folding glazed shower screen, His and Hers wash hand basin set to vanity unit with storage cupboards below, low flush WC with hidden cistern, wall mounted heated towel rail, two wall mounted mirrors with inset lighting, shaver point, tiled floor, extractor fan to ceiling.

From the master bedroom, a floor to ceiling Velfac sliding door gives access to:

Secluded west facing roof terrace

Having composite decking, outside lighting point. This is a delightful area.

To the front of the property there is one allocated car parking space.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

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).

Referral fee disclaimer


Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

| Energy Efficiency Rating | | Current | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 55 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC  | |

FLOORPLANS

