

4 Spa Street, Belle Vue, Shrewsbury, Shropshire, SY3 7PU

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**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 £210,000**

Viewing: strictly by appointment through the agent



An attractive and deceptively spacious bay fronted period, two bedroom mid-terrace house, located in this convenient and popular residential location. The property is within striking distance of excellent local amenities, the historic town centre of Shrewsbury and tranquil riverside walks. This property will be of interest to a number of prospective purchasers including first time / investment. A viewing is strongly recommended by the selling agent.

**Accommodation**

Reception hallway, bay fronted lounge, separate dining room, kitchen, first floor landing, two bedrooms, bathroom, front and rear enclosed gardens, extensive double glazing, gas fired central heating. Viewing is recommended.

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

Part glazed wooden entrance door gives access to:

**Hallway**

Having period tiled floor, radiator. Part glazed door then gives access to.

**Bay fronted lounge**

11'11" max into bay x 10'7"

Having upvc double glazed bay window to front, period style fire place, radiator, coving to ceiling.

Wooden framed glazed door from hallway gives access to:

**Dining room**

14'1" x 12'8"

Having glazed window to rear, radiator, exposed wooden flooring, under stairs storage cupboard. Doorway from dining room gives access to:

**Kitchen**

11'6" x 7'1"

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel ½ sink drainer unit with mixer tap over, tiled splash surrounds, upvc double glazed window, stable style door giving access to the rear of property (SPACE for appliances).

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From hallway stairs rise to:

**First floor landing**

Having loft access. From first floor landing doors then give access to two bedrooms and bathroom.

**Bedroom one**

14'2" x 10'2"

Having glazed sash window to front, fitted wardrobes, radiator.

**Bedroom two**

10'10" x 9'7"

Having glazed sash window to the rear, radiator.

**Bathroom**

Having a three piece suite comprising: timber style bath with wall-mounted shower over, glazed shower screen to side, wash hand basin, glazed sash window to rear. Vinyl tiled effect floor covering, radiator, linen storage cupboard housing gas fired central heating boiler, loft access.

**Outside**

To the front of the property there is an enclosed low maintenance stone frontage, with a paved pathway giving access to the front entrance door. To the rear of the property, there is an enclosed garden which comprises: paved patio area, lawned garden, timber garden shed, outside WC. To the rear of the property there is a pedestrian right of way for neighbouring properties to gain access to the rear of their homes, if 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.

**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 for sales).

**Disclaimer**

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

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Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**FLOORPLANS**