



12 Mount Street, Mountfields, Shrewsbury, Shropshire, SY3 8QP

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 £235,000

Viewing: strictly by appointment through the agent

A deceptively spacious and attractive two double bedroom bay fronted period mid terrace house offered For Sale with NO UPWARD CHAIN. The property is situated within this desirable residential location within striking distance of the Theatre Severn, the historic town centre of Shrewsbury and tranquil riverside walks leading to the Quarry Park. This property will be of interest to a number of prospective purchaser(s) with an early viewing being recommended.

Accommodation

Reception hallway, bay fronted lounge, separate dining room, kitchen / breakfast room, first floor landing, two double bedrooms, bathroom, low maintenance front garden, rear courtyard plus additional pleasing garden, double glazing, gas fired central heating. NO UPWARD CHAIN.

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

Storm porch

With attractive part glazed entrance door gives access to:

Hallway

Having period style floor, radiator, wall-mounted thermostat control unit. Door from hallway gives access to:

Lounge

11'7 excluding bay x 10'4
Having bay glazed window to front, exposed wooden flooring, radiator, coving to ceiling.

Door from hallway gives access to:

Dining room

13'0 x 11'9
Having double glazed window to rear, radiator, coving to ceiling. Door from dining room gives access to:

Kitchen / breakfast room

14'5 x 8'0
Having a range of eye level and base units with built-in cupboards and drawers (SPACE for appliances), tiled floor, fitted worktops with inset stainless steel sink drainer with mixer tap over, three double glazed windows, tiled splash surround, integrated oven with four ring gas hob, over concealed cooker canopy, radiator. Part glazed door giving access to the side of property, large walk-in under-stairs storage cupboard.

From hallway stairs rise to:

First floor landing

Having loft access. Doors give access to two double bedrooms and bathroom.

Bedroom one

15'0 x 10'5
Having double glazed windows to the front, radiator, coving to ceiling.

Bedroom two

13'0 x 9'6
Having double glazed window to the rear, radiator.

Bathroom

Having a three piece white suite comprising: a bath with shower attachment off taps, glazed shower screen to side, low flush WC, pedestal wash hand basin, cupboard housing gas fired central heating boiler, vinyl wood effect floor covering, radiator, double glazed window to the rear, shaver point.

Outside

To the front of the property there is a low maintenance paved garden with concrete steps to side, leading to the property's front entrance door. To the rear of the property there is a low maintenance enclosed courtyard. Gated access then leads to a shared pathway with neighboring properties with gated access leading into the property's garden comprising; paved patio area, lawned garden, paved pathway to side, inset shrubs, secondary paved patio area with timber trellising.

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.

Council tax banding B

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

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			79
(69-80) C		60	
(55-68) D			
(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

