

1 Bishopstone Mansions Town Walls, Town Centre,
Shrewsbury, Shropshire, SY1 1UE

www.hbshrop.co.uk



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Offers In The Region Of £525,000

Viewing: strictly by appointment through the agent

A beautifully presented, improved, spacious and versatile three double bedroom modern town house with stunning views over the Shrewsbury Bowling Club, Town Walls Tennis Club, Quarry Park and beyond. This property boasts a variety of pleasing features one of which is its large double garage within a secure residence carpark access via an electrically operated gate there is also four guests visitors parking spaces. Town Walls is set within the loop of the River Severn and is ideally suited for buyers looking to relish a town centre lifestyle. The property benefits from nearby riverside walks, easy access to the historic town centre of Shrewsbury where there is fine dining, boutique shopping and many more facilities to be found. Travel links are excellent with the A5/M54 linking to Birmingham and the rest of the West Midlands along with the national motorway network beyond. Early viewing is essential for this property and for its location can be fully appreciated.

Accommodation

Entrance vestibule, reception hallway, master bedroom with re-fitted en-suite shower room, two further double bedrooms (all with fitted wardrobes), re-fitted bathroom, feature staircase, first floor landing, attractive lounge, separate dining room (both having a pleasing aspect towards the Shrewsbury Bowling Club, Town Walls Tennis Club and Quarry Park), modern kitchen with a range of built-in appliances, cloakroom, study, double garage with electrically operated door, ample visitor parking, double glazing, electric heating and air exchanged system.

Entrance door with glazed window above gives access to:

Entrance vestibule

Having double glazed sash window to front, tiled floor, radiator, coving to ceiling, walk-in cloaks cupboard with coat hooks, tiled floor and double glazed sash window to front.

Arch from entrance vestibule gives access to:

Reception hallway

Having oak wooden flooring, coving and recessed spotlights to ceiling, fitted storage cupboard plus additional storage cupboard to side housing pressurised water system, radiator.

Door from reception hallway gives access to:

Bedroom one

16'6 x 10'1

Having double glaze sash window with pleasing aspect to front, two fitted double wardrobes, fitted dressing table with chest of drawers to side, radiator, two wall light points, coving to ceiling.

Door from bedroom one gives access to:

Re-fitted shower room

Having large tiled walk-in shower cubicle with wall mounted mixer shower with contemporary glazed shower screen, WC with hidden cistern, wash hand basin set to vanity unit with storage cupboards below, fully tiled to walls, recessed spotlights to ceiling, heated chrome style towel rail, under-floor heating.

From reception hallway door gives access to:

Bedroom two

14'3 x 12'8

Having double glazed sash window with pleasing aspect to front, radiator, two fitted double wardrobes with storage space above.

Bedroom three

11'10 max into recess reducing down to 9'8 x 9'7

Having double glazed sash window to side, radiator, large fitted wardrobe, coving to ceiling.

Re-fitted bathroom

Having a three piece suite comprising: panelled bath with wall mounted electric shower, glazed folding shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit and storage cupboards

below, eye level bathroom cabinets, fitted mirror with spotlights above, ceramic tiled floor, heated chrome style towel rail, extractor fan and recessed spotlights to ceiling, under-floor heating.

From reception hallway feature stairs case rises to:

First floor landing

Having loft access, coving to ceiling, Velux roof window.

From first floor landing doors give access to: Study and cloakroom

Study

12'9 x 8'1

Having double glazed sash window to side, radiator, coving to ceiling.

Cloakroom

Having WC with hidden cistern, wash hand basin with mixer tap over and storage cupboards below, ceramic tiled flooring, half tiled to walls, eye level storage cupboard, recessed spotlights and extractor fan to ceiling.

Wooden framed glazed double doors from landing gives access to:

Dining room

16'2 x 12'4

Having two double glazed sash windows which offers a pleasing aspect towards the Shrewsbury Bowling Club, Town walls Tennis Club and Quarry Park, oak wooden flooring, decorative coving to ceiling, radiator, three wall light points.

Wooden framed glazed double doors from dining room gives access to:

Lounge

16'8 x 16'7

Having three double glazed sash windows, two of which offer a pleasing aspect towards the Shrewsbury Bowling Club, Town Walls Tennis Courts and The Quarry Park, radiator, feature log effect electric fire set to a marble style hearth with matching fire surround, four wall light points, TV and telephone points, decorative coving to ceiling.

Square arch from dining room gives access to:

Attractive kitchen

Which comprises: eye level and base units with contemporary units with built-in cupboards and drawers, fitted Granite worktops with inset 1 1/2 stainless steel sink with mixer tap over, integrated appliances include: double oven, four electric hob with stainless steel cooker canopy over, fridge freezer, dishwasher and washing machine, ceramic tiled floor, tiled splash surrounds, recessed spotlights to ceiling, two Velux roof windows.

Outside

Beneath the development there is a:

Bishopstone Mansions has low maintenance communal grounds. To the front of Number 1 there is a pleasant paved area which enjoys a southerly facing aspect. To the rear of the development there is generous size low maintenance enclosed communal area.

LARGE DOUBLE GARAGE

18'11 max x 16'6

Having electrically operated up and over door.

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 LEASEHOLD with a share of the freehold

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

Approximate Length of lease remaining is 965 years

Service charge £1000 per year

The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

COUNCIL TAX BAND F

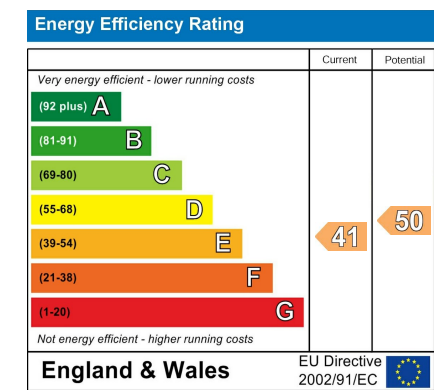
Mortgage services

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



FLOORPLANS

