

62 Abbey Wharf, Abbey Foregate, Shrewsbury, Shropshire,  
SY2 6AY

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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 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.
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**Offers In The Region Of £260,000**

Viewing: strictly by appointment through the agent

Offering stylish, well presented and deceptively spacious living accommodation throughout. This is a modern end of terrace three double bedroom town house. The property boasts instantly appealing living accommodation over three floors which can only be fully appreciated by early internal inspection which comes highly recommended by the selling agent. The property is situated on this popular development constructed by local builders Shrewsbury Homes and is within striking distance to excellent local amenities, pleasing walks and medieval town centre of Shrewsbury. Commuters will be pleased to know that access to the local bypass linking up to the M54 motorway network is readily accessible from the property.

#### Accommodation

Entrance hallway., cloakroom, modern kitchen, lounge/diner, first floor landing having two double bedrooms, attractive bathroom, second floor landing having bedroom with stylish en-suite shower room, low maintenance front and rear enclosed gardens, one allocated car parking space plus additional parking, double glazing, electric heating. Viewing is recommended.

Composite double glazed entrance gives access to:

#### Hallway

Having tiled floor, wall mounted electric heater.

Door to:

#### Cloakroom

Having low flush WC, wall mounted wash hand basin, half tiled to walls, tiled floor.

Door from hallway gives access to:

#### Kitchen

9'7 x 6'10

Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob with stainless steel cooker canopy over, space for appliances, fitted wooden style worktops with inset 1 1/2 sink drainer unit with mixer tap over, double glazed window to front, recessed spotlights to ceiling, tiled splash surrounds, tiled floor.

Door from hallway gives access to:

#### Lounge/diner

13'10 max reducing down to 10'4 x 12'8

Having wood effect flooring, double glazed French doors giving access to rear gardens, wall mounted electric heater, under-stairs storage cupboard.

From hallway stairs rise to:

#### First floor landing

Having doors giving access to: Two double bedrooms and bathroom.

#### Bedroom

13'11 max reducing down to 6'10 x 10'3

Having double glazed window to rear, wall mounted electric heater.

#### Bedroom

12'3 x 6'11 max into recess

Having double glazed window to front, wall mounted electric heater.

#### Bathroom

Having a three piece white suite comprising: panelled bath with mixer shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, double glazed window to front, part tiled to walls, tiled floor, wall mounted extractor fan, chrome style heated towel rail.

From first floor landing stairs rise to:

#### Second floor landing

Having large fitted store cupboard.

Door then gives access to:

#### Bedroom

13'10 max reducing down to 10'4 x 11'6 max reducing down to 6'10 x 10'3

Door to:

#### En-suite shower room

Having tiled corner shower cubicle, pedestal wash hand basin, low flush WC, wall hung heated chrome style towel rail, strip light with built-in shaver point, extractor fan to ceiling, double glazed roof window, tiled floor.

#### Outside

To the front of the property there is a low maintenance paved area with slated sections and wrought iron railings. In front of this there is one allocated car parking space plus additional visitor parking.

#### Low maintenance Rear gardens

Having: raised balcony area leading down to a paved garden with timber garden shed. There is gated pedestrian side access and the rear gardens are enclosed by fencing.

#### Services

Mains water, electricity, drainage 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.

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

On this development there is a service/management charge and the cost of this for 62 Abbey Wharf is currently £31.88 PCM

The above charges/lease details have 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                                 |  |                            | 95  |
| (81-91) B                                   |  | 75                         |   |
| (69-80) C                                   |  |                            |   |
| (55-68) D                                   |  |                            |   |
| (39-54) E                                   |  |                            |   |
| (21-38) F                                   |  |                            |   |
| (1-20) G                                    |  |                            |   |
| Not energy efficient - higher running costs |  |                            |   |
| England & Wales                             |  | EU Directive<br>2002/91/EC |  |

## FLOORPLANS

