



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 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 £369,995

Viewing: strictly by appointment through the agent

An instantly appealing, attractive and improved four bedroom period mid-terrace house which offers spacious living accommodation over three floors. The property offers many pleasing features some of which include: bay fronted lounge with wood burning stove and featured fitted shutters, separate dining room, attractive kitchen with built-in appliances, re-fitted luxury family bathroom and low maintenance southerly facing rear landscaped gardens with summerhouse/garden office. The property is within striking distance of tranquil riverside walks leading to the Quarry park and town centre of Shrewsbury, a variety of good local amenities and highly regarded schooling. Commuters will be pleased to know that access to local bypass linking up to the M54 motorway is readily accessible. Early viewing comes highly recommended by the selling agent.

Accommodation

Reception hallway, bay fronted lounge with wood burning stove and featured wooden shutters, separate dining room, attractive kitchen with range of built-in appliances, first floor landing having two bedrooms, luxury re-fitted family bathroom, second floor having two further bedrooms, low maintenance front garden, landscaped rear gardens with summerhouse/garden office, double glazing, gas fired central heating. Viewing is recommended

Storm porch with period tiled floor, an attractive entrance door gives access to:

Entrance hallway

Having period tiled floor, radiator, coving to ceiling.

Door from reception hallway gives access to:

Bay fronted lounge

13'8 max into bay x 11'0

Having walk-in upvc double glazed bay window with fitted shutters, engineered oak flooring, wood burning stove, coving to ceiling.

Door from reception hallway gives access to:

Dining room

12'4 x 11'4

Having engineered oak flooring, coving to ceiling and antique style radiator, sealed unit double glazed sashed window to rear, under-stairs storage cupboard.

Part glazed door from dining room gives access to:

Attractive re-fitted kitchen

13'9 x 8'4

Having attractive eye level and base units with built-in cupboards and drawers, glass display cabinets, integrated double oven, combination microwave oven, dishwasher, fitted wooden worktops with inset Belfast style sink with mixer tap over, gas hob with cooker canopy over, integrated fridge and freezer, wood effect laminate flooring, two upvc double glazed windows, recessed LED spotlights to ceiling, attractively tiled splash surrounds, sealed unit double glazed French doors giving to rear gardens.

From reception hallway staircase rises to:

First floor landing

Having wall mounted digital heating control panel, recessed spotlights to ceiling, radiator.

Doors give access to: two bedrooms and luxury family bathroom.

Bedroom

14'6 x 11'10

Having two pvc double glazed windows to front, period style fireplace, radiator.

Bedroom

12'5 x 9'2

Having sealed unit double glazed sash window to rear, radiator, period style fireplace.

Luxury bathroom

13'10 x 8'3

having a four piece suite comprising: large tiled panelled bath, walk-in tiled shower cubicle with drench shower over, shaped wash hand basin with mixer tap over, WC with hidden cistern, two upvc double glazed windows, tiled floor, wall hung heated chrome style towel rail, recessed spotlights to ceiling.

From first floor landing stairs rise to:

Second floor landing

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

Bedroom

14'2 max x 9'7 max

Having sealed unit double glazed sash window with pleasing aspect towards the Quarry park, River Severn, Kingsland and beyond, radiator, recessed spotlights to ceiling.

Bedroom

8'6 x 8'5

Having part slopping ceiling, glazed roof window, fitted storage cupboards, radiator, recessed spotlights to ceiling.

Outside

To the front of the property there is a low maintenance stoned frontage with brick walling, steps then give access to the property's front entrance.

Rear gardens

To the rear of the property there is pleasant low maintenance gardens having extensive Indian sandstone paved patio areas, outside lighting point, raised beds, seating area, borders with inset shrubs, plants and bushes. The rear gardens are enclosed by fencing and neighbouring property's have pedestrian right of way over the property's rear garden to gain access if required.

To the rear of the garden there is a:

Summer house/garden office

11'11 x 10'5

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 B

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

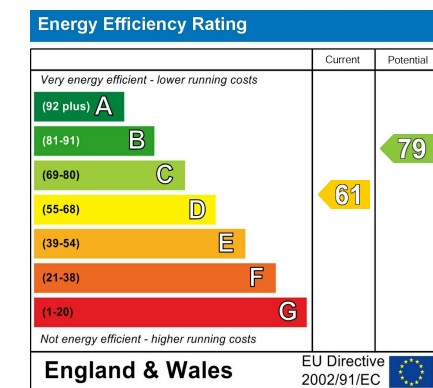
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

