



9 Burton Street, Castlefields, Shrewsbury, Shropshire, SY1 2JW

www.hbshrop.co.uk



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Offers In The Region Of £264,950

Viewing: strictly by appointment through the agent

Offering spacious and improved accommodation over four floors, this is an attractive period four bedroom mid-terrace town house. The property boasts pleasing features some of which include: bay fronted sitting room, separate lounge, dining room, master bedroom with en-suite shower room, three further good size bedrooms and low maintenance front and rear enclosed gardens. Castlefields is a popular residential location within walking distance to the Shrewsbury railway station, medieval town centre and tranquil riverside walks leading to the Quarry park. This property will be of interest to a number of buyers and viewing is recommended by the agent.

Accommodation

Reception hallway, bay fronted sitting room, lounge, dining room, kitchen, cloakroom, cellar, first floor landing, two double bedrooms (one of which having en-suite shower room), separate bathroom, second floor landing having two further double bedrooms, low maintenance front and rear enclosed gardens, upvc double glazing, gas fired central heating. Viewing is recommended.

Upvc double glazed entrance door gives access to:

Hallway

Having exposed wooden flooring, radiator, coving to ceiling.

Wooden framed glazed double doors from hallway give access to:

Bay fronted sitting room

13'4 max into bay x 10'7
Having walk-in upvc double glazed bay window to front, radiator, coving to ceiling.

Wooden framed glazed door from hallway gives access to:

Lounge

14'0 x 14'3
Having decorative fire surround with tiled hearth, coving to ceiling, radiator.

Door from lounge gives access to:

Staircase

Which leads down to:

Cellar and former coal chute

13'7 x 10'8
Having wall mounted electric heater, fitted power and light.

Upvc double glazed door from lounge gives access to:

Dining room

12'11 x 6'10
Having tiled floor, polycarbonated roof, upvc double glazed French doors giving access to rear gardens, radiator.

Arch from dining room gives access to:

Kitchen

8'11 x 6'5
Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1/2 stainless sink drainer unit with mixer tap over, tiled floor, tiled splash surrounds, space for appliances, concealed cooker canopy, coving to ceiling.

Door from dining room gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin, gas fired central heating boiler, tiled floor.

From hallway stairs rise to:

First floor landing

Having doors giving access to: Two bedrooms and bathroom.

Bedroom

14'4 x 10'11
Having upvc double glazed window to front, radiator.

Door to:

En-suite shower room

Having tiled shower cubicle, low flush WC, pedestals wash hand basin, part tiled to walls.

Bedroom

10'9 x 7'10
Having upvc double glazed window to rear, radiator, coving to ceiling.

Bathroom

Having a three piece suite comprising: panelled bath with electric shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, part tiled to walls, upvc double glazed window to side, striplight with built-in shaver point, vinyl floor covering, radiator, upvc double glazed window to side.

From first floor landing stairs rise to:

Second floor landing

Having doors giving access to: Two further double bedrooms.

Bedroom

14'5 x 11'0
Having part sloping ceiling with Velux window, radiator.

Bedroom

14'5 x 13'10 max reducing down to 11'4
Having part sloping ceiling with Velux roof window to rear, radiator.

Outside

To the front of the property there is low maintenance frontage with tiled Pathway giving access to front door.

Rear gardens

To the rear there is a further low maintenance garden having paved patio areas, stoned sections, raised decked area, timber garden shed, outside lighting point. The rear gardens are enclosed by fencing.

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 BAND 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	66
(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

