

49 Severn Street, Castlefields, Shrewsbury, Shropshire,
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www.hbshrop.co.uk



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Offers In The Region Of £239,995

Viewing: strictly by appointment through the agent

An attractive and deceptively spacious period mid-terrace house with accommodation over four floors which will appeal to many potential buyers. The property boasts two reception rooms, cellar, three double bedrooms, re-fitted bathroom and a low maintenance walled southerly facing rear enclosed gardens. The property is within striking distance of the medieval town centre of Shrewsbury, railway station and tranquil riverside walks leading to the Quarry park. Viewing is recommended by the agent.

Accommodation

Entrance hallway, lounge, dining room, kitchen, cellar, first floor landing having double bedroom and re-fitted bathroom, second floor landing having two further double bedrooms, low maintenance front garden, attractive low maintenance walled southerly facing rear garden, period features, gas fired central heating. Viewing is recommended.

Wooden entrance door gives access to:

Hallway

Having telephone point, wood effect flooring, recessed spotlights to ceiling.

Door from hallway gives access to:

Lounge

11'0 x 8'1

Having glazed sash window to front with fitted shutters, radiator, wood effect flooring electric stone effect fire set to a tiled hearth with wooden fire surround, TV aerial point.

Door from hallway gives access to:

Dining room

13'7 x 9'5

Having wood effect flooring, period former stove set to a tiled surround with timber mantle, radiator, sealed unit double glazed French doors giving access to rear gardens.

Doorway from dining room gives access to:

Re-fitted kitchen

8'10 x 5'11

Having eye level and base units with built-in cupboards and drawers, integrated oven (in need of repair), four ring gas hob with cooker canopy over, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, radiator, recessed spotlights to ceiling, wood effect flooring, tiled splash surrounds.

From hallway door gives access to a wooden staircase which leads down to:

Cellar

9'4 x 8'7

From dining room stairs rise to:

First floor landing

Having recessed spotlights to ceiling, radiator, upvc double glazed window to rear.

Doors from first floor landing give access to: Double bedroom and bathroom.

Bedroom one

12'0 x 11'1

Having glazed sash window to front with fitted shutters, period fireplace, open fronted double wardrobe, radiator, two wall light points.

Re-fitted bathroom

Having a four piece suite comprising: tiled shower cubicle, panelled bath, low flush WC, pedestal wash hand basin, upvc double glazed window to rear, vinyl tiled effect floor covering,, cupboard housing gas fired central heating boiler, heated chrome style towel rail.

From first floor landing stairs rise to:

Second floor landing

Having upvc double glazed window with pleasing aspect to neighbouring properties.

Doors then give access to: Two further double bedrooms.

Bedroom two

12'4 x 12'0

Having part sloping ceiling with Velux roof window, exposed beam to ceiling, radiator.

Bedroom three

12'5 x 9'5

Having Velux roof window, radiator.

Outside

Up the front of the property there is a paved pathway giving access to front door. To the side of this there is a low maintenance stoned frontage with mature hedging

To the rear of the property there is low maintenance :

Southerly facing rear gardens

And comprises: paved patio area, artificial lawn, further paved patio sun terrace, timber garden shed, rear gated pedestrian access. The rear gardens are enclosed by brick walling.

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
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

