



9 Wood Street, Greenfields, Shrewsbury, Shropshire, SY1 2PN

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**Offers In The Region Of £194,995**

Viewing: strictly by appointment through the agent

An attractive, deceptively spacious and well presented two double bedroom period mid-terrace house, which offers appealing accommodation throughout and will be interest to a number of buyers. Greenfields is a popular residential location within striking distance of the Shrewsbury town centre and easy reach to good local amenities. Viewing is recommended by the selling agent. The accommodation briefly comprises of the following: Entrance hallway, lounge, inner hallway, dining room, extended re-fitted kitchen/breakfast room, first floor landing, two double bedrooms, re-fitted bathroom, attractive rear enclosed gardens, double glazing, gas fired central heating, walking distance to the Shrewsbury town centre.

The accommodation in greater detail comprises the following:

Entrance door with upvc double glazed window above gives access to:

**Entrance hall**

Door then gives access to:

**Lounge**

12'4 max x 11'10 max

Having coal effect stove set to exposed brick hearth with timber mantle, upvc double glazed window to front, antique style radiator, shelved base unit with store cupboard to side housing gas meter and display shelving unit above, wood effect flooring.

Doorway from lounge gives access to:

**Dining room**

12'5 x 12'1

Having upvc double glazed window to rear, antique style radiator, wood effect flooring, under-stairs storage cupboard.

Part glazed door from dining room gives access to:

**Extended kitchen/breakfast room**

16'3 x 6'5

Having eye level and base units with built-in cupboards and drawers, fitted worktops with 1 1/2 stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, space for appliances, tiled effect flooring, sealed unit double glazed window to rear and side, wall mounted gas fired central heating boiler, part glazed door giving access to rear of property, radiator.

Door from dining room gives access to staircase which leads to:

**First floor landing**

Having radiator, loft access, recessed spotlights to ceiling.

Doors give access to: Two double bedrooms and re-fitted bathroom.

**Bedroom one**

12'4 x 12'1

Having upvc double glazed window to front, period fireplace, fitted wardrobe, radiator.

**Bedroom two**

12'1 x 9'5

Having upvc double glazed window to rear, radiator, period fireplace.

**Re-fitted bathroom**

Having a three piece white suite comprising: P shaped panelled bath with mixer shower over, low flush WC, pedestal wash hand basin, fully tiled to walls, recessed spotlights to ceiling, shelved storage cupboard, heated chrome style towel rail, upvc double glazed window to rear, vinyl floor covering.

**Outside**

To the rear of the property there is a pleasing garden having stoned and lawn garden sections with paved patio area, timber garden shed. 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**

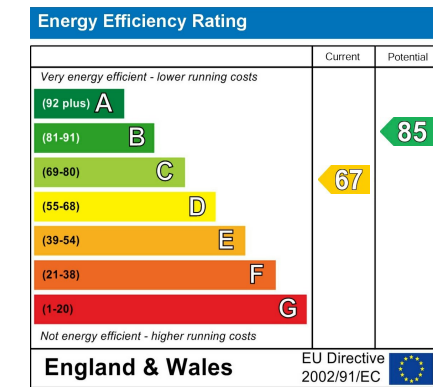
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



**FLOORPLANS**

