



4 Northumberland Place, Greenfields, Shrewsbury,
Shropshire, SY1 2RL

www.hbshrop.co.uk



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 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.
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 £145,000

Viewing: strictly by appointment through the agent

Occupying a secluded cul-de-sac position within this favoured residential location. This is a deceptively spacious and well presented one double balcony bedroom mid-terrace house which offers appealing and neatly presented living accommodation throughout. The property is within walking distance to the Shrewsbury town centre and a variety of local amenities. This property will be of interest to a number of buyers and early viewing comes highly recommended by the agent.

Accommodation

Spacious L shaped lounge/diner, kitchen, double balcony bedroom, shower room, manageable attractive low maintenance and rear enclosed gardens, allocated car parking space, upvc double glazing, gas fired central heating

Upvc double glazed entrance door gives access to:

L shaped lounge/diner

20'11 x 11'9 max reducing down to 6'2
Having two radiators, one under-stair store cupboard, upvc double glazed French doors giving access to rear gardens, TV aerial point.

Arch from lounge/diner gives access to:

Kitchen

8'6 x 5'11
Having eye level and base units with built-in cupboards and drawers, space for appliances, fitted worktops with inset stainless sink drainer unit and mixer tap over, tiled splash surrounds, upvc double glazed window to front, wall mounted cooker extractor fan.

From lounge/diner stairs rise to:

Balcony bedroom

11'9 x 8'2
Having roof window with fitted blinds, radiator, loft access, wardrobe with fitted hanging rail and gas combination boiler.

Door from balcony bedroom gives access to:

Shower room

Having tile cubicle, pedestal wash hand basin, low flush WC, part tiled to walls, upvc double glazed window to front, heated towel rail, tiled effect flooring.

Outside

To the front of the property there is allocated car parking space with low maintenance barked area with paved pathway giving access to front door.

Rear gardens

To the rear of the property there is a manageable garden having paved patio area, gravelled sections with mature shrubs and bushes, timber garden shed, gated pedestrian access. 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 A

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).

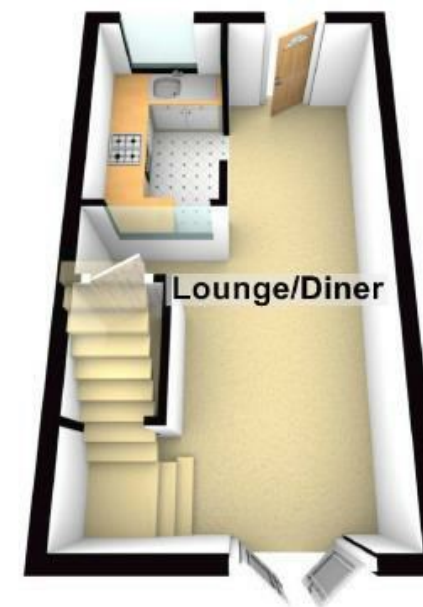
Disclaimer

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			92
(81-91) B		74	
(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 2002/91/EC	

FLOORPLANS

Ground Floor



First Floor

