



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

www.hbshrop.co.uk



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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.
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Offers In The Region Of £180,000

Viewing: strictly by appointment through the agent

Offering improved, deceptively spacious and well proportioned living accommodation throughout. This is an appealing, particularly attractive two double bedroom period end terrace house. The property is situated within this favoured residential location within walking distance of the Shrewsbury town centre and well placed for easy access to the local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent. The accommodation briefly comprises:- Entrance hallway, lounge, kitchen, boiler room, breakfast room, double ended open fronted lean to, first floor landing, two double bedrooms, bathroom, attractive rear enclosed gardens, upvc double glazing, gas fired central heating. Viewing is recommended

The accommodation in greater detail comprises the following:

Replacement entrance door with upvc double glazed window above gives access to:

Hallway

Having wood effect flooring, radiator.

Part glazed door from hallway gives access to:

Lounge

13'9 x 10'9

Having upvc double glazed window to front, wood burning stove, wood effect flooring, coving to ceiling, radiator.

Part glazed door from lounge gives access to:

Kitchen

12'10 x 7'10

Having eye level and base units with built-in cupboards and drawers, integrated double oven, four ring gas hob with stainless steel cooker canopy over, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, under-stairs storage cupboard, tiled floor, radiator, upvc double glazed window to rear.

Square arch from kitchen gives access to:

Breakfast room

8'11 x 5'10

Having upvc double glazed window to side, vinyl floor covering, radiator.

Part glazed door gives access to:

Rear lobby

Having shelved area.

Part glazed door then gives access to:

Open ended lean to

14'7 x 6'10 max

Having brick paved floor, glazed windows to rear, neighbouring property has pedestrian right of way to gain access to the rear of there property if required, gate gives access to rear garden.

From kitchen door gives access to:

Boiler room

Having cupboard housing gas fired central heating boiler, fitted shelving tiled floor.

From hallway stairs rise to:

First floor landing

Having radiator, loft access, linen store cupboard.

Door then give access to: Two double bedrooms and bathroom.

Bedroom one

12'2 x 9'7

Having upvc double glazed window to front, fitted over-stairs mirror fronted wardrobe with store cupboard to side.

Bedroom two

9'5 x 7'9

Having upvc double glazed window to rear, radiator.

Bathroom

Having timber style panelled bath with electric shower over, low flush WC, pedestal wash hand basin, vinyl tiled effect floor covering, fully tiled to walls, upvc double glazed window to rear, heated chrome style towel rail.

Outside

The rear gardens are a pleasing feature of the property having an extensive paved patio areas, stoned sections, artificial lawned garden 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.

AGENTS NOTE

The photographs shown on these particulars were taken before the existing tenants resided at the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

