

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

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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:

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**Offers In The Region Of £335,000**

Viewing: strictly by appointment through the agent

This is an extremely well presented and generously sized four bedroom bay fronted, period mid terrace house with living accommodation over four floors. This attractive property occupies a pleasant position within this popular and most convenient residential location on the fringe of the Shrewsbury Town Centre and is within close proximity to excellent amenities, tranquil riverside walks and railway station. You may be interested to know that the vendors have commissioned architectural plans and have planning permission that have been designed and granted for an 'impressive single story rear extension, including a downstairs shower room and an upstairs rear dormer to greatly increase the size of the existing shower room. Early viewing comes highly recommended by the selling agent. The accommodation briefly comprises the following: Entrance vestibule, entrance hallway, bay fronted sitting room, lounge, extended re-fitted kitchen/diner, lean to laundry room, cellar, first floor landing, two bedrooms, shower room, second floor landing having two further bedrooms, low maintenance front and rear enclosed gardens, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

**Entrance vestibule**

Part glazed door then gives access to:

**Hallway**

Having radiator, exposed wooden flooring.

Wooden panelled door from hallway gives access to:

**Bay fronted sitting room**

13'6 x 10'7

Having walk-in glazed sash bay window to front, exposed wooden flooring, Clearview wood burning stove set to an exposed chimney breast, display shelving to side, radiator.

Wooden panelled door from hallway gives access to:

**Lounge**

14'3 x 14'0

Having Clearview wood burning stove set to an exposed brick hearth with timber mantle above, radiator.

Wooden panelled door from lounge gives access to:

**Re-fitted kitchen/diner**

21'0 max reducing down to 11'3 min x 8'8 max

This spacious re-fitted kitchen/diner comprises: a range of contemporary eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel twin sink drainer unit with mixer tap over, tiled floor, tiled splash surround, wall mounted gas fired central heating boiler, two sealed unit double glazed windows plus additional single glazed window, integrated Neff double oven, integrated dishwasher, radiator.

Wooden framed door from lounge gives access to:

**Lean to laundry room**

9'0 x 6'6

Having space for appliances, tiled floor, range of glazed windows, part glazed door giving access to rear garden, polycarbonated roof.

Wooden panelled door from lounge gives access to carpeted staircase which leads down to cellar and former coal chute.

**Cellar**

10'4 x 7'5

**Former coal chute**

6'11 x 5'6

From hallway stairs rise to:

**First floor landing**

Having radiator, large linen store cupboard.

Panelled doors then give access to: Two bedrooms and shower room

**Bedroom one**

14'4 x 11'0

Having glazed sash window to front, radiator, display shelving, open fronted wardrobe.

**Bedroom two**

10'11 x 7'11

Having glazed sash window to rear, radiator.

**Shower room**

Having walk-in shower cubicle with contemporary glazed shower screen, wash hand basin with mixer tap over storage cupboard and drawers below, low flush WC, exposed wooden flooring, glazed sash window, wall mounted pull cord electric heating, large walk-in eaves storage area.

From first floor landing stairs rise to:

**Second floor landing**

Doors give access to: Two further bedrooms

**Bedroom three**

14'3 x 10'10

Having part sloping ceilings with fitted glazed roof window, radiator.

**Bedroom four**

14'3 x 14'2 max reducing down 11'0

Having radiator, glazed roof window.

**Outside**

To the front of the property there is a low maintenance partial enclosed paved frontage with low rise brick walling and paved pathway giving access to front door.

**Rear gardens**

To the rear there is a pleasant rear garden having paved areas with inset shrubs, paved sun terrace. 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**FLOORPLANS**

