

8 Drinkwater Street, Mountfields, Shrewsbury, Shropshire,
SY3 8PY

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 £279,995

Viewing: strictly by appointment
through the agent

A beautifully presented, most attractive and quaint two double bedroom end of terrace cottage which boasts instantly appealing bright and airy living accommodation throughout. The property is situated within this highly sought after residential location within striking distance of excellent amenities, tranquil riverside walks leading to the Quarry Park and medieval town centre of Shrewsbury. This property will be of interest to many buyers and early viewing comes highly recommended by the selling agent. The accommodation briefly comprises the following: lounge, dining room, re-fitted kitchen with walk-in under-stairs pantry, first floor landing, two double bedrooms, re-fitted shower room, front and low maintenance pleasantly size southerly facing part walled rear enclosed gardens (which could have the potential to create off street parking subject to necessary planning permissions/consents) gas fired central heating, NO UPWARD CHAIN. Viewing is essential.

The accommodation in greater detail comprises:

Wooden entrance door gives access to:

Dining room

11'1 x 10'11

Having glazed sash window with pleasing aspect towards St George's Church, wood effect flooring, wood burning stove set to a feature exposed chimney breast with matching hearth, radiator.

Doorway from dining room gives access to:

Lounge

14'1 x 9'0 max reducing down to 6'7

Having glazed sash window with pleasing aspect towards St George's Church, period fireplace, radiator.

Doorway from dining room gives access to:

Re-fitted kitchen

10'8 x 5'5

Having replaced based units with built-in drawers, integrated oven with four ring gas hob, fitted wooden style worktop with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, wall mounted gas fired central heating boiler, sealed unit double glazed window to rear, wood effect flooring, sealed unit double glazed door giving access to rear gardens, walk-in under-stairs pantry with fitted shelving.

Door from lounge gives access to staircase which leads to:

First floor landing

Having exposed wooden flooring, radiator, secondary double glazed window to rear.

Wooden panelled doors from first floor landing give access to: Two double bedrooms and re-fitted shower room.

Bedroom one

12'1 x 11'2

Having glazed sash window with pleasing aspect to St George's Church, exposed wooden flooring, radiator.

Bedroom two

13'1 excluding over stairs recess x 8'4 max

Having glazed sash window overlooking St George's Church, radiator, loft access.

Re-fitted shower room

Having tiled walk-in shower cubicle, low flush WC, wash hand basin set to period style vanity unit with mixer tap over, exposed wooden flooring, glazed sash window to rear, recessed spotlights to ceiling, shaver point.

Outside

To the front of the property there is a brick paved pathway giving access to front door with mature shrubs to side and low rise sandstone brick walling. Gated side access then leads to a pleasantly sized enclosed low maintenance south facing part walled garden. There could be potential to create off street parking within the rear garden subject to the necessary planning permissions/consents.

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 - DELETED

Local authority reference number

3232004317900800

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

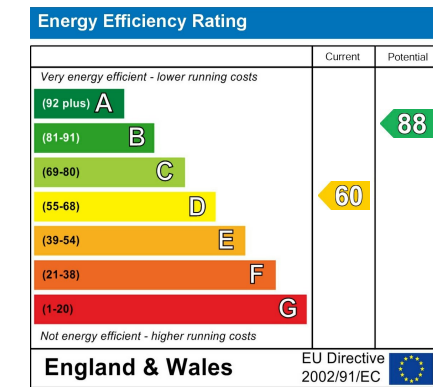
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

