

The Library House Council Court, Castle Street, Shrewsbury,
Shropshire, SY1 2AU

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 £339,995

Viewing: strictly by appointment
through the agent

Occupying a truly hidden gem location, within the heart of the Shrewsbury Town Centre. This is an attractive, deceptively spacious and well presented two double bedroom detached house. The property occupies a surprisingly peaceful setting within an historic cobbled courtyard surrounded by beautiful period buildings. An array of independent and major amenities are within striking distance, along with the Shrewsbury Railway station and tranquil riverside walks leading to the Quarry Park. This property will be of interest to a number of buyers and would make a beautiful home or ideal holiday let. The property is being offered For Sale with NO UPWARD CHAIN and has the added benefit of having an allocated car parking space. Viewing is highly recommended.

The accommodation briefly comprises: Entrance hall, spacious lounge, separate dining room, kitchen/breakfast room, first floor landing, two double bedrooms, shower room, allocated car parking space, gas fired central heating, secluded town centre location, NO UPWARD CHAIN. Viewing is essential.

The accommodation in greater detail comprises the following:

Original wooden entrance door gives access to:

Entrance hall

Having tiled floor. Door from entrance hall gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin with tiled splash surround, tiled floor, radiator, glazed leaded window to front, eye level storage cupboards housing gas and electricity meters.

Door from entrance hall gives access to:

Dining room

13'9 x 9'11

Having coal effect gas fire set to an attractive brick hearth fireplace with brick mantle, glazed leaded window to side, radiator, coving to ceiling, wall light points, wall mounted thermostat control unit.

Door from dining room gives access to:

Spacious lounge

23'9 x 13'6

Having two glazed leaded windows, two radiators, wall light points, coving to ceiling, TV and telephone points, under-stairs storage cupboard.

Door from entrance hallway gives access to:

Kitchen/breakfast room

16'8 x 8'10

Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1/2 sink drainer unit with mixer tap over, space for appliances, radiator, tiled floor, part tiled to walls, two glazed windows, wall mounted gas fired central heating boiler.

From lounge stairs rise to:

First floor landing

Having loft access, useful linen store cupboard.

From first floor landing access is then given to: Two double bedrooms and shower room.

Bedroom one

13'7 x 7'6

Having leaded glazed window, radiator, loft access.

Bedroom two

10'5 x 7'7

Having leaded glazed window, secondary loft access, built-in double wardrobe and store cupboard to side.

Shower room

Comprises: Large tiled shower cubicle, WC with hidden cistern, wash hand basin set to vanity unit with storage cupboards below, tiled to walls, leaded glazed window, vinyl floor covering, shaver point, wall mounted extractor fan, recessed spotlights to ceiling, heated chrome style towel rail.

To the front of the property there is allocated off street parking. Alternatively if this wasn't required it could make a pleasing low maintenance courtyard style outside seating area.

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 C

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) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

