



25 Beddow Close, Off St Michael's Street, Shrewsbury,  
Shropshire, SY1 2NX

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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 give notice that:

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**Offers In The Region Of £230,000**

Viewing: strictly by appointment through the agent



Occupying a lovely and particularly secluded position overlooking a local bowling green to the rear and having the unusual benefit of a generous sized single brick-built garage. This is a particularly attractive, deceptively spacious and well-presented, three bedroom mid-terrace house. The property is within striking distance of the Railway Station, the historic town centre of Shrewsbury and tranquil riverside walks leading to the Quarry Park. This property has the added benefit of being offered For Sale with NO UPWARD CHAIN and would be an ideal purchase for a number of potential buyer's. Viewing comes highly recommended by the sole selling agent. The accommodation briefly comprises the following: Entrance hallway, cloakroom, lounge, separate dining room, kitchen, first floor landing, three bedrooms, bathroom, low maintenance front garden, rear enclosed gardens which border a local bowling club, generous sized single garage in addition to off street parking, sealed unit double glazing, gas fired central heating. NO UPWARD CHAIN. Viweing is highly recommended.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

**Hallway**

Having radiator, wall-mounted digital thermostat control unit. Door from hallway gives access to:

**Cloakroom**

Having low flush WC, pedestal wash hand basin, vinyl tiled effect floor covering, sealed unit double glazed window to front.

door from hallway gives access to:

**Lounge**

14'6 x 12'6

Having sealed unit double glazed window to front, two radiators, television and telephone points. Wooden glazed framed doors from lounge gives access to:

**Dining room**

10'8 x 8'1

Having sealed unit double glazed French doors giving access to the rear gardens, under-stairs storage cupboard, radiator.

Door from dining room gives access to:

**Kitchen**

10'7 x 7'3

Having eye level and base units with built-in cupboards and drawers, integrated oven with four ring gas hob and concealed cooker canopy over (SPACE for upright fridge freezer and washing machine), cupboard housing gas fired central heating boiler, recessed spotlights to ceiling, tiled floor and tiled splash splash surrounds, sealed unit double glazed window to rear and sealed unit double glazed door giving access to the gardens.

From hallway stairs rise to:

**First floor landing**

Having loft access, linen store cupboard. Doors from first floor landing then give access to three bedrooms and bathroom.

**Bedroom one**

13'4 x 9'0

Having television aerial point, radiator, sealed unit double glazed window with pleasing aspect over a local bowling green and towards the Flaxmill.

**Bedroom two**

11'11 x 8'0

Having sealed unit double glazed window to the front, radiator.

**Bedroom three**

8'9 max reduce 7'7 x 7'5

Having sealed unit double glazed window to front, radiator, over-stairs store cupboard / wardrobe.

**Bathroom**

Having a three piece suite comprising: Paneled bath with wall-mounted mixer shower over, low flush WC, pedestal wash hand basin, vinyl tiled effect floor covering, recessed spotlights and extractor fan to ceiling, sealed unit double glazed window.

**Outside**

To the front of the property paved pathway gives access to front entrance door. To the side of this there is a brick-built bin store, low maintenance stone frontage, mature hedging and wrought iron railings with brick pillars. To the rear of the property there is an easy to maintain garden which borders a local bowling club and comprises: Paved patio area, lawned garden, inset shrubs, timber garden shed. The rear gardens are enclosed by fencing. Nearby there is a generous sized brick-built garage.

**Brick-built garage**

Having an up and over door and off street parking.

**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**

As taken from the Gov.uk website we are advised the property is

in Band C - again we would recommend this is verified during pre-contract enquiries.

**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.

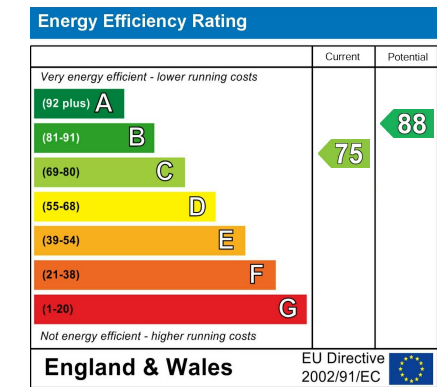
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**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

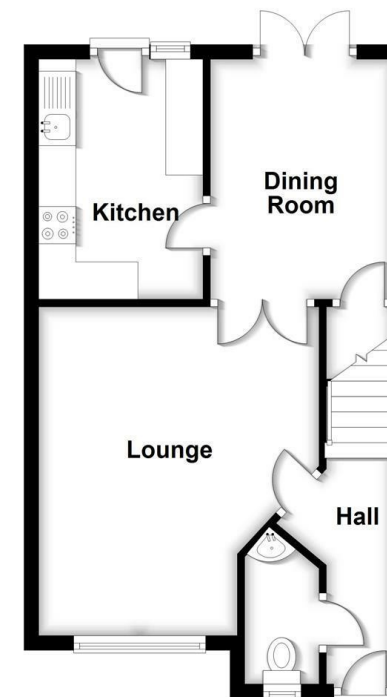
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



**FLOORPLANS**

**Ground Floor**



**First Floor**

