



**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 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 £475,000**

Viewing: strictly by appointment through the agent

Having beautifully presented, much improved and deceptively spacious living accommodation over four floors, this is an instantly appealing Grade II listed three double bedroom period town house. This superior property occupies a delightful town centre position set within the loop of the River Severn and is ideally suited for buyers looking to relish a town centre lifestyle. The property benefits from nearby riverside walks, easy access to the historic town centre of Shrewsbury where there is fine dining, boutique shopping and many more facilities to be found. Travel links are excellent with the A5/M54 linking to Birmingham and the rest of the West Midlands along with the national motorway network beyond. Early viewing coms highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, dining room, stylish re-fitted kitchen/breakfast room, utility room, L shaped cellar, first floor landing having double bedroom and modern re-fitted shower room, second floor landing, two further double bedrooms, re-fitted family bathroom, low maintenance walled landscaped courtyard with two useful brick stores, part double glazing, gas fired central heating. Viewing is essential.

The accommodation in greater detail comprises:

Wooden framed glazed entrance door gives access to:

**Reception hallway**

Having an attractively tiled floor, two radiators, recessed spotlights to ceiling, cloaks cupboard.

Doorway from reception hallway gives access to:

**Contemporary re-fitted kitchen/breakfast room**

13'0 x 8'9  
Having a range of replaced eye level and base units with built-in cupboards and drawers, stylish fitted worktop with inset circular sink with circular drainer unit to side and mixer tap over, integrated double oven, four ring gas hob with stainless steel cooker canopy over, integrated dishwasher and fridge, attractively tiled floor, feature period fireplace, exposed beam and recessed spotlights to ceiling, radiator, sealed unit double glazed window to rear.

Doorway from kitchen/breakfast room gives access to:

**Dining room**

10'10 x 10'4  
Having a large window with fitted shutters, exposed wooden flooring, feature period fireplace, radiator, exposed beam and recessed spotlights to ceiling.

From reception hallway door gives access to:

**Utility room**

6'5 x 5'10  
Having modern base units with wooden style worktop above with inset 1/2 stainless steel sink drainer unit, tiled splash surrounds, attractively tiled floor, radiator, space for washing machine, wall mounted gas fired central heating boiler, sealed unit double glazed window, sealed unit double glazed door giving access to the property's attractive courtyard, recessed spotlights to ceiling.

Door from reception hallway gives access to:

**L shaped cellar**

16'9 max x 14'1 max  
Having fitted power and light, wall mounted gas meter and electricity consumer unit.

From reception hallway stairs rise to:

**First floor landing**

Having radiator, recessed spotlights to ceiling.

Doors from first floor landing then give access to: Lounge, bedroom and re-fitted shower room.

**Lounge**

14'5 x 9'7  
Having two sealed unit double glazed sash windows to front, feature period fireplace, two radiators, recessed spotlights, exposed beam and coving to ceiling.

**Bedroom**

13'4 max x 8'6 max reducing down to 5'9  
Having radiator, period fireplace, glazed window to rear, recessed spotlights, coving and exposed beam to ceiling.

**Re-fitted shower room**

Having a modern suite comprising: Walk-in tiled shower cubicle, wall mounted wash hand basin with mixer tap over and storage drawer below, low flush WC, tiled floor, sealed unit double glazed window to rear, shaver point, wall mounted extractor fan, recessed spotlights to ceiling, heated chrome style towel rail.

From first floor landing stairs rise to:

**Second floor landing**

Having recessed spotlights and coving to ceiling.

From second floor landing doors give access to: Two further double bedrooms and re-fitted bathroom.

**Bedroom two**

14'4 x 9'3  
Having sealed unit double glazed window with pleasing aspect to front over a neighbouring property's roof tops and towards the Market Hall clock, radiator, recessed spotlights to ceiling.

**Bedroom three**

13'1 max reducing down 9'6 x 7'8  
Having double glazed window with pleasing aspect to rear, period fireplace, radiator, recessed spotlights, coving to ceiling, loft access.

**Re-fitted bathroom**

Having a modern three piece suite comprising: large panel bath, wall mounted wash hand basin with mixer tap over and storage drawers below, low flush WC, part tiled to walls, period style tile flooring, recessed spotlights and extractor fan to ceiling., heated chrome style towel rail.

**Outside**

To the rear of the property there is a beautifully kept southerly facing walled courtyard style garden having Indian sandstone paved patio area, low maintenance stoned sections, raised beds with specimen shrubs and bushes, two useful brick stores,.

**Brick store one**

8'5 x 7'5

**Brick store two**

6'5 x 4'5

**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**

**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**

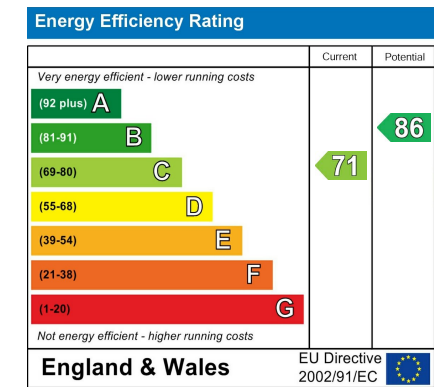
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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**

