

5 Hallcroft Court, St Michaels Street, Shrewsbury,  
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**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:

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**Offers In The Region Of £195,000**

Viewing: strictly by appointment  
through the agent

An improved, deceptively spacious and modern two bedroom end of terrace house which has a pleasing aspect towards the recently developed and iconic Shrewsbury Flax Mill Maltings. The property is within 12 minutes walking distance of the railway station and the medieval town of Shrewsbury which has variety of excellent amenities. This property will be of interest to a number of buyers and has the added benefit of being offered For Sale with NO UPWARD CHAIN. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, lounge, upgraded kitchen /diner, first floor landing, two bedrooms, bathroom, low maintenance front and private south facing rear garden, allocated car parking space, double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

#### Entrane hallway

Having radiator, newly fitted carpet.

Door from entrance hallway gives access to:

#### Lounge

13'3 x 10'6

Having UPVC double glazed window to front, wood effect flooring, radiator, under-stairs storage cupboard, stone effect fire set to a marble style hearth with decorative fire surround.

Arch from lounge gives access to:

#### Modern upgraded kitchen/diner

13'7 x 9'3

The dining area comprises: Wood effect flooring, radiator, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens.

The kitchen area comprises: Modern eye level and base units with built-in cupboards and drawers, newly fitted worktops with inset stainless steel sink with mixer tap over, wall mounted gas fired central heating boiler, tiled splash surrounds, UPVC double glazed window to rear, four ring electric hob with cooker canopy over, vinyl floor covering, space for appliances, integrated oven.

From entrance hallway stairs rise to:

#### First flooring landing

Having sealed unit double glazed window to side, loft access, airing cupboard with hot water tank cylinder unit.

Door from first floor landing give access to: Two bedrooms and bathroom.

#### Bedroom one

11'4 max reducing down to 9'4 min x 10'6

Having UPVC double glazed window with pleasing aspect towards the Shrewsbury Flax Mill, radiator, built-in mirror front double wardrobe, newly fitted carpet.

#### Bedroom two

11'2 x 7'2

Having UPVC double glazed window to rear with pleasing aspect, radiator, newly fitted carpet.

#### Bathroom

Having a three piece suite comprising: panel bath with electric shoer over, pedestal wash hand basin, low flush WC, newly fitted vinyl floor covering, part tiled to walls, shaver point, UPVC double glazed window to rear, radiator, extractor fan to ceiling.

#### Outside

To the front of the property there is a low maintenance stone garden with brick pillars, wrought iron railings with paved pathway giving access to front door.

#### Rear gardens

To the rear of the property there is a low maintenance southerly facing rear garden comprising: paved patio area, stone sections, timber garden shed, paved pathway gives access to a pedestrian gated access leading to a residence carpark with one allocated car parking space.

#### 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.

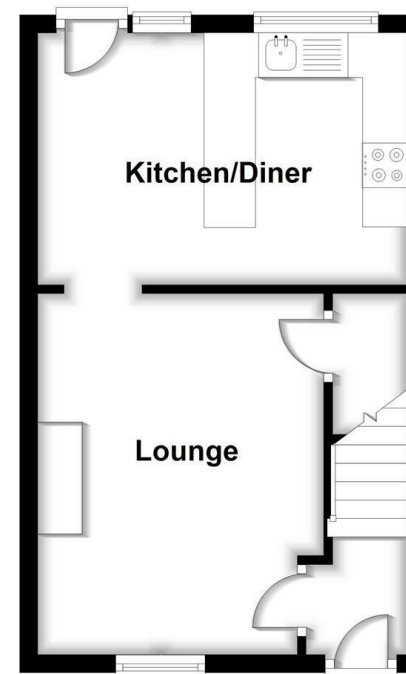
#### Disclaimer

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>                          |           | <b>85</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>66</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

### Ground Floor



### First Floor

