



17 Lindley Street, Castlefields, Shrewsbury, Shropshire,
SY1 2JZ

www.hbshrop.co.uk



Offers In The Region Of £210,000

Viewing: strictly by appointment
through the agent



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.

Offered For Sale with NO UPWARD CHAIN. Is this attractively spacious, two bedroom period mid terrace house. The property occupies a particularly secluded position, within this favored residential location. Castlefields is within striking distance of tranquil riverside walks, the Shrewsbury railway station and walking distance into the historic town centre of Shrewsbury. Viewing recommended

The accommodation briefly comprises the following: Entrance porch, lounge, dining area, re-fitted galley kitchen, inner hallway with laundry area, ground floor bathroom, first floor landing, front and good sized rear enclosed garden, part double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

Wooden entrance door gives access to:

Entrance porch

Having tiled floor, glazed window to side. Wooden glazed door then gives access to:

Lounge

11'10 x 11'3

Having glazed sash window to front, wood effect flooring, radiator, coal effect period style fire with decorative fire surround. Wooden glazed folding door from lounge gives access to:

Dining area

11'3 x 7'3

Having radiator, wood effect flooring. From dining area access is then given to:

Re-fitted galley kitchen

13'1 x 4'11

Having replaced eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with canopy over, fitted wooden style worktops with unset ceramic sink with mixer tap over, tiled floor, radiator, recessed spotlights to ceiling, uPVC double glazed door giving access to the rear garden, uPVC double glazed window to side. Wooden framed glazed door from kitchen gives access to:

Laundry area / inner lobby

Having (SPACE FOR WASHING MACHINE), fitted worktop. Doorway then gives access to:

Bathroom

8'4 x 4'5

Having a white three piece suite comprising: Timber style paneled bath with mixer shower over, pedestal wash hand basin, low flush WC, uPVC double glazed window to rear, radiator, tiled floor, recessed spotlights to ceiling.

From dining area stairs rise to:

First floor landing

Having uPVC double glazed window to rear. Door from first floor landing gives access to two bedrooms.

Bedroom one

11'11 x 11'4 max

Having glazed sash window to front, radiator, fitted double wardrobe with shelved storage to side.

Bedroom two

8'3 x 8'0

Having cupboard housing gas fired central heating boiler, loft access with pull-down ladder, uPVC double glazed window to rear, radiator.

Outside

To the front of the property, paved pathway gives access to the front entrance door. To the side of this there is a low maintenance stoned forecourt with raised brick built bed. The rear gardens comprise: DEcked area with timber framed Perspex canopy over, part brick edged pathway, inset shrubs, low maintenance stoned sections, further decked area, timber summer house, outside cold tap. The rear garden is enclosed.

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

As taken from the Gov.uk website we are advised the property is in Band [A] - 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.

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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

