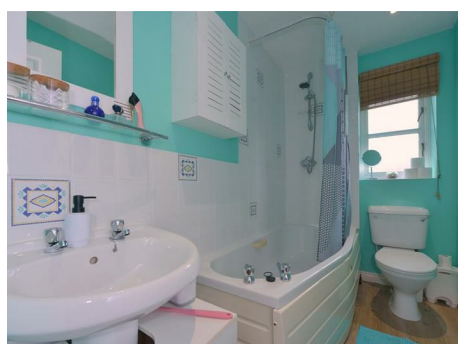


39 St. Michaels Gate, Shrewsbury, Shropshire, SY1 2HL

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
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Offers In The Region Of £194,995

Viewing: strictly by appointment through the agent

Being offered for sale with NO UPWARD CHAIN and occupying a lovely position, this is a modern and a deceptively spacious two double bedroom mid terrace house. The property is within striking distance of good local amenities, the Shrewsbury town centre and Railway station. This property will appeal to many buyers and early viewing is recommended by the agent.

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

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Entrance hallway

Having wood effect flooring, radiator, wall mounted digital heating control panel.

Door from entrance hallway gives access to:

Lounge

14'7 x 12'9 into recess reducing down to 9'8
Having sealed unit double glazed window with pleasing aspect to front, stylish stone effect electric fire, two radiators, understairs storage cupboard, wood effect flooring.

Wooden framed glazed door from lounge gives access to:

Kitchen/diner

12'9 x 9'1
Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with concealed cooker canopy over, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, space for appliances, wood effect flooring, radiator, sealed unit double glazed window to rear, sealed unit double glazed French food giving access to rear gardens.

From entrance hallway stairs rise to:

First floor landing

Having loft access.

Doors then give access to: Two double bedrooms and bathroom.

Bedroom one

12'3 max reducing down to 9'6 min x 10'9
Having part mirror fronted built-in wardrobe, sealed unit

double glazed window with pleasing aspect to front, radiator, over stairs linen store cupboard.

Bedroom two

11'3 x 7'9

Having sealed unit double glazed window to rear, radiator.

Bathroom

Having a three piece white suite comprising: Panel with bath with mixer shower over, low flush WC, pedestal wash hand basin, radiator, sealed unit double glazed window to rear, extractor fan to ceiling, radiator.

Outside

To the front of the property there is a pleasing aspect over a local green, gated access then leads to a paved pathway giving access to front door with low maintenance stone frontage and mature tree. This area is enclosed by fencing.

Rear gardens

The rear gardens offer a southerly facing aspect having covered area with paved patio, low maintenance stone sections, timber garden shed, gated rear pedestrian access then leads to the property's allocated car parking space. The rear gardens are enclosed by fencing.

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) A		
(81-91) B		89
(69-80) C	75	
(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

