

32 Benyon Street, Castlefields, Shrewsbury, Shropshire,
SY1 2JQ

www.hbshrop.co.uk



Offers In The Region Of £290,000

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.
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An attractive, deceptively spacious and exceptionally well presented 3 storey, three bedroom period mid terrace house, being offered for sale with NO UPWARD CHAIN. The property is situated within this popular residential location, close proximity to tranquil riverside walks leading to the Quarry Park and walking distance of the Shrewsbury town centre and Shrewsbury railway station. This property will be of interest to a number of buyers and viewing is recommended.

The accommodation briefly comprises of the following: Lounge, inner hallway, dining room, refitted kitchen/breakfast room, converted cellar, first floor landing having two bedrooms, refitted bathroom, second floor bedroom, low maintenance front and rear enclosed gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

Lounge

12'2 x 10'5

Having UPVC double glazed window to front, radiator, coal effect living flame gas fire set to a marble style hearth and decorative fire surround, wall light points.

Door from lounge gives access to:

Inner hallway

Having tiled floor, wall mounted thermostat control unit.

From inner hallway door gives access to:

Dining room

10'9 x 10'5 excluding recess

Having tiled floor, radiator, wall light points, shelved store cupboard.

Square arch from dining room gives access to:

Refitted kitchen/breakfast room

11'0 x 10'9

Having eye level and base units with built-in cupboards and drawers, free standing double oven with four ring gas hob and cooker extractor fan over, integrated fridge freezer, dishwasher, space for further appliances,, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, cupboard housing gas fired central heating boiler, tiled splash surrounds, tiled floor, recessed spotlights to ceiling, glazed roof window, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens.

Door from dining room gives access to:

Tiled staircase

which leads down to:

Converted cellar

11'9 x 10'1

Having radiator, gas meter, fitted light.

From inner hallway stairs rise to:

First floor landing

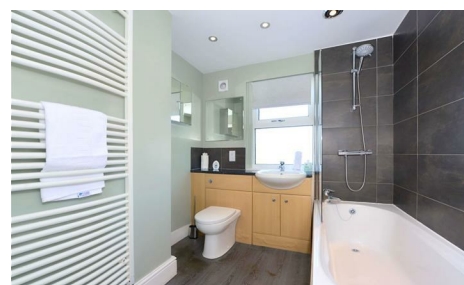
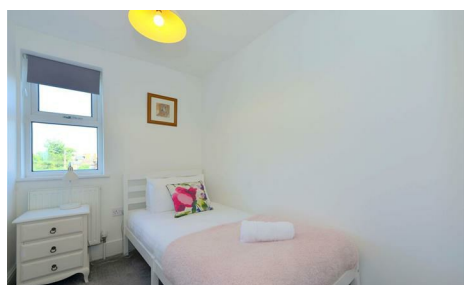
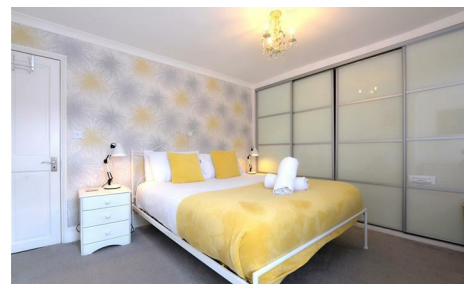
Having radiator, over stairs linen store cupboard.

Doors from first floor landing then give access to: Two bedrooms and refitted bathroom.

Bedroom

12'0 max x 10'4

Having UPVC double glazed window to front, large fitted wardrobe, radiator, coving to ceiling.



Bedroom

8'5 x 6'1

Having UPVC double glazed window to rear, radiator.

Refitted bathroom

Having a three piece suite comprising: Timber style panel bath with mixer shower over, glazed shower screen to side, wash hand basin set to vanity unit, WC with hidden cistern, shaver point, part tiled to walls, heated towel rail, wall mounted extractor fan, recessed spotlights and extractor fan to ceiling, vinyl floor covering.

Door from first floor landing gives access to:

Second floor bedroom

12'4 x 10'1

Having UPVC double glazed window with pleasing aspect to rear, loft access, radiator, large fitted store cupboard and eaves storage cupboard.

Outside

To the front of the property there is a low maintenance Indian sandstone paved patio area enclosed by low rise brick walling and having gated pedestrian access. Gated pedestrian side access then leads to a further pedestrian gate leading to the property's low maintenance:

Rear garden

Having paved and stone sections, inset shrub. The rear gardens are enclosed by fencing and the neighbouring property has pedestrian right of way over to gain access to the property if required.

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.

