

17 Victoria Street, Castlefields, Shrewsbury, Shropshire, SY1  
2HS

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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:

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

**Offers In The Region Of £495,000**

Viewing: strictly by appointment through the agent

Having undergone recent improvement, this is an attractive and substantial period mid terrace town house, currently consisting of three good size one and two bedrooms apartments (two of which are duplex apartments). This property will be an ideal investment for a number of potential purchasers, however if required the property could be easily converted back to make a fantastic sole residence. 17 Victoria Street offers a beautiful riverside position, with far reaching views towards Underdale, Abbey Foregate and beyond. The medieval town Centre of Shrewsbury is easily accessible on foot, along with the Shrewsbury train station and an array of other conveniently located amenities. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: FLAT ONE, Kitchen/breakfast room, inner hallway, lounge/diner, bathroom, first floor landing, two bedrooms, ensuite shower room. FLAT TWO, Entrance hallway, lounge/diner/kitchen, bedroom, ensuite shower room. FLAT THREE, Entrance hallway, lounge/diner, kitchen/breakfast room, bathroom, first floor, bedroom, well established rear enclosed gardens, delightful views to the rear over the River Severn and towards Underdale, Abbey Foregate and beyond, gas and electric heating. Secure private parking is available nearby subject to separate negotiation. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Communal entrance door with glazed window above gives access to:

**Communal hallway**

Having decorative coving to ceiling, exposed painted wooden flooring, brick steps with a separate access to:

**FLAT ONE**

Having part glazed wooden door giving access to:

**Kitchen/breakfast room**

13'1 x 10'2 max

Having eye level and base units,, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, integrated oven, four ring electric hob, vinyl wood effect floor covering, glazed window, recessed spotlights to ceiling, radiator.

Wooden framed glazed door gives access to:

**Inner hallway**

Having shelved understairs storage cupboard.

From inner hallway door gives access to:

**Lounge/diner**

16'6 x 14'3

Having glazed window to rear with riverside views, part glazed door gives access to rear, radiator, recessed spotlights to ceiling, fitted shelving, marble style hearth with decorative fire surround.

Door from inner hallway gives access to:

**Bathroom**

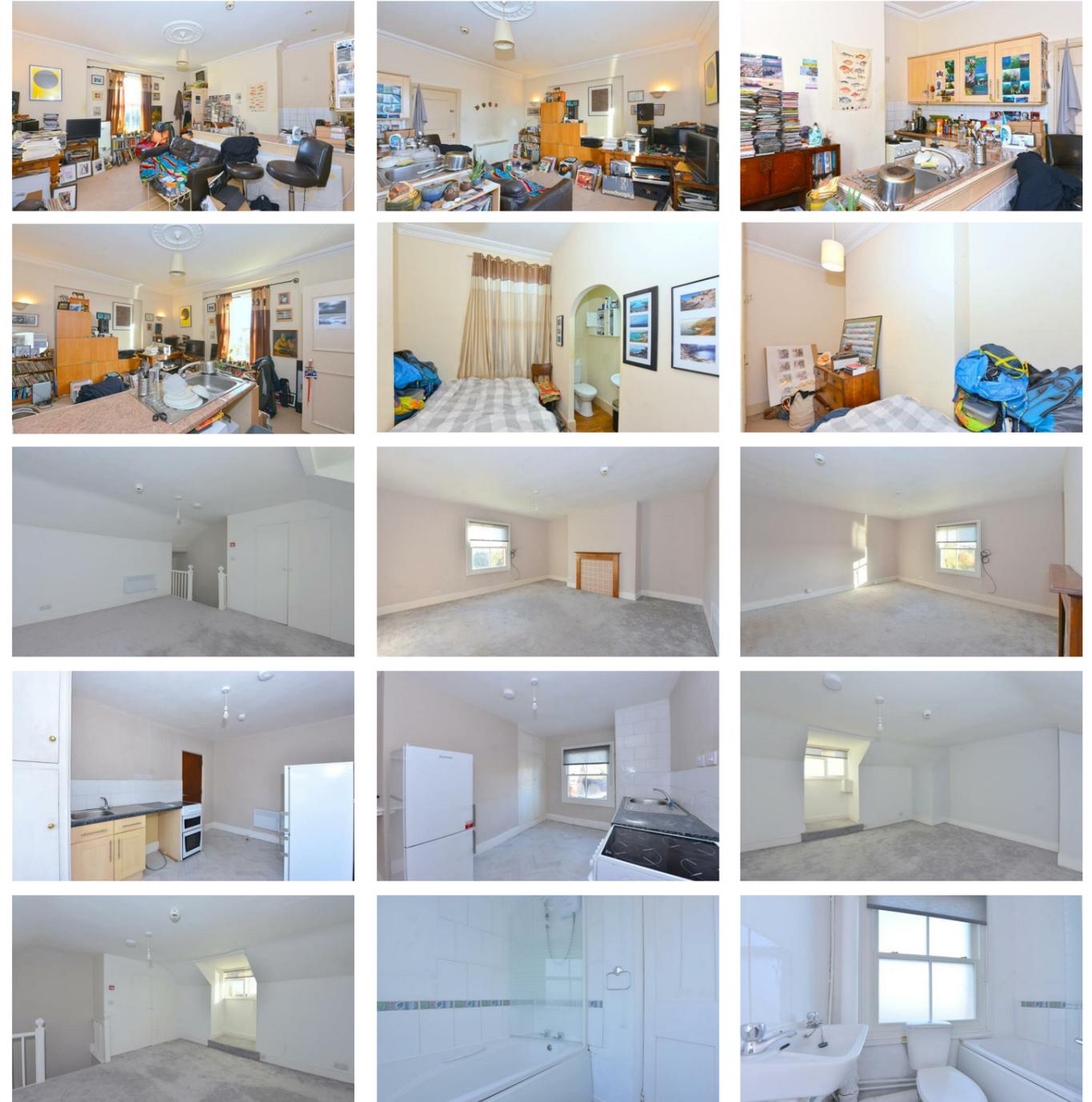
Having timber style panel bath with antique style mixer tap over with hand-held shower attachment off, low flush WC, wash hand basin, tiled to walls, heated towel rail, wall mounted pull cord Dimplex electric heater.

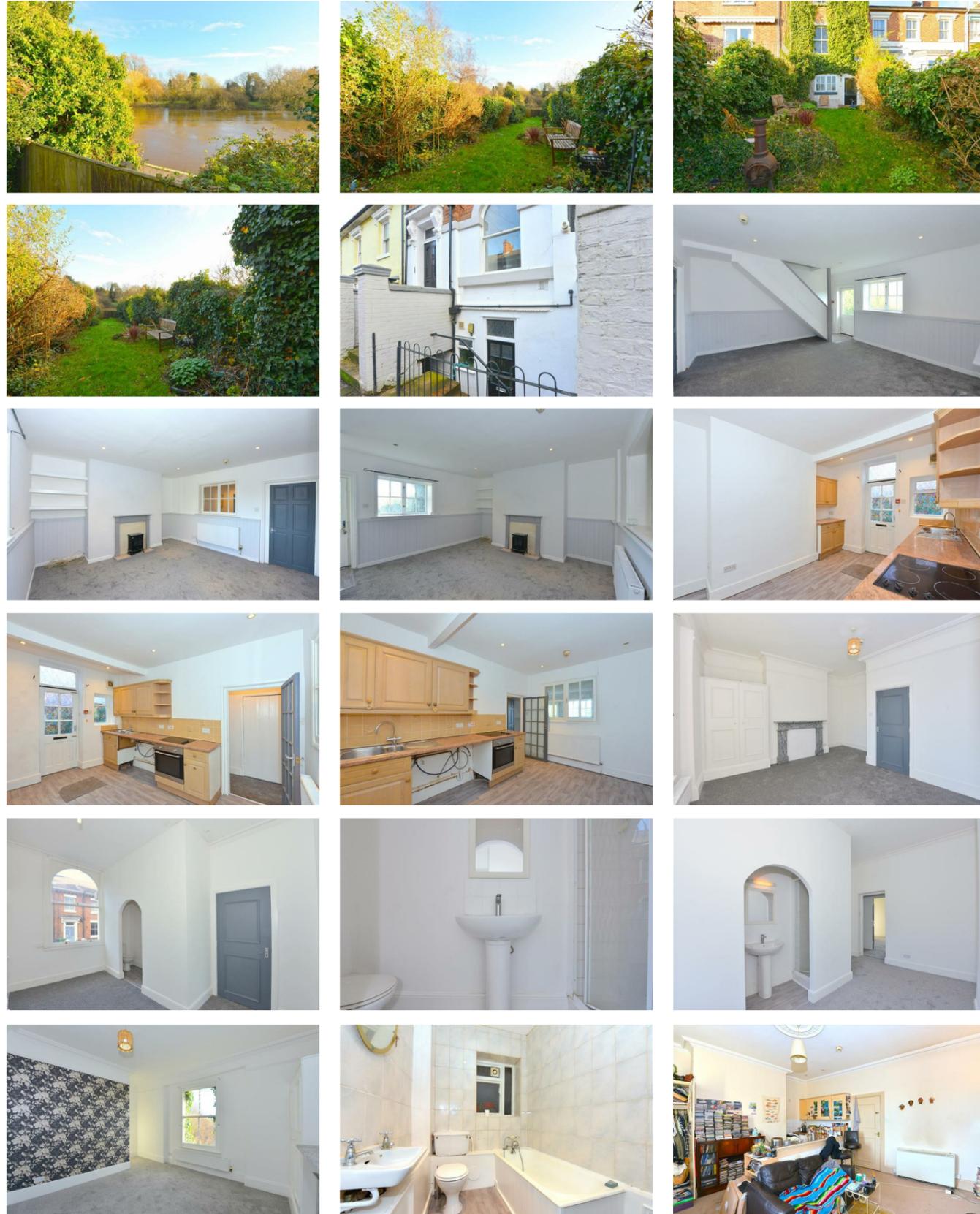
From lounge/diner stairs rise to:

**Landing**

Having radiator.

Door from landing gives access to: Two bedrooms





**Bedroom one**

14'9 max into recess reducing down to 11'11 min ex  
Having glazed sash window with riverside views, period fireplace, radiator, fitted double wardrobe, picture rail, coving to ceiling.

**Bedroom two**

13'3 x 10'1 max reducing down to 8'6 min  
Having glazed sash window to front, cupboard housing gas fired central heating boiler.

Arch from bedroom gives access to:

**Ensuite shower room**

Having tiled shower cubicle, pedestal wash hand basin, low flush WC vinyl floor covering.

From communal entrance hallway, communal staircase leads to:

**Communal first floor landing**

Having glazed sash window to front, coving to ceiling.

Door then gives access to:

**FLAT TWO**

Communal first floor landing door gives access to:  
E.P.C RATING Current 69 Potential 80

**Entrance hallway**

Door from entrance hallway gives access to:

**Lounge/diner/kitchen**

16'6 x 14'10  
The lounge/diner area comprises: Glazed sash window with riverside views, night storage heater, coving to ceiling.

The kitchen area comprises: Eye level and base units, fitted worktops, inset sink drainer unit with mixer tap over, space for appliances, tiled splash surround.

From entrance hallway door gives access to:

**Bedroom**

14'3 x 7'3 max  
Having glazed sash window to front, coving to ceiling. Arch gives access to:

**Ensuite shower room**

Having shower cubicle, pedestal wash hand basin, low flush WC, vinyl wood effect floor covering.

From communal first floor landing stairs rise to:

**Communal second floor landing**

Giving access to:

**FLAT THREE**

From communal second floor landing door gives access to:  
E.P.C RATING Current 40 Potential 79

**Entrance hallway**

From entrance hallway door gives access to:

**Lounge/diner**

16'9 x 14'11

Having sealed unit double glazed window sash window with a delightful riverside aspect towards Underdale, Abbey Foregate and beyond, decorative timber fire surround with tiled hearth, wall mounted electric heater.

Door from entrance hallway gives access to:

**Kitchen/breakfast room**

13'8 x 8'6

Having base unit with drawers above, fitted worktop, stainless steel sink, free standing cooker and fridge freezer, wall mounted electric heater, airing cupboard plus additional storage cupboard, sealed unit double glazed sash window to front, tiled splash surround, vinyl floor covering.

Door from entrance hallway gives access to:

**Bathroom**

Having panel bath with electric shower over glazed shower screen to side, wash hand basin, low flush WC, sealed unit double glazed sash window to front, wall mounted pull cord electric heater, vinyl floor covering.

Door from entrance hallway gives access to staircase leading to:

**Bedroom**

16'8 max reducing down to 14'6 min x 13'4

Having double glazed window offering a delightful riverside view and towards Underdale, Abbey Foregate and beyond, large built-in double wardrobe.

To the rear of the property there is a well established garden comprising: Low maintenance stone section, lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes. From the rear gardens there is a delightful aspect over the River Severn.

**AGENTS NOTE**

Under the Estate Agents Act 1979 the seller of this property is a partner of Holland Broadbridge.

**Services**

Mains water, electricity, drainage, 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**

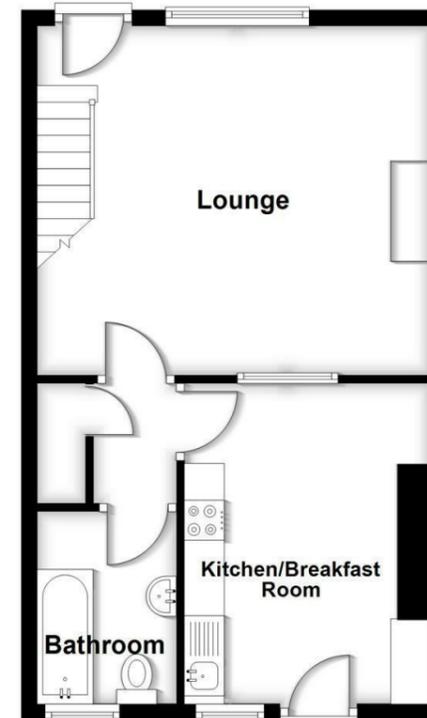
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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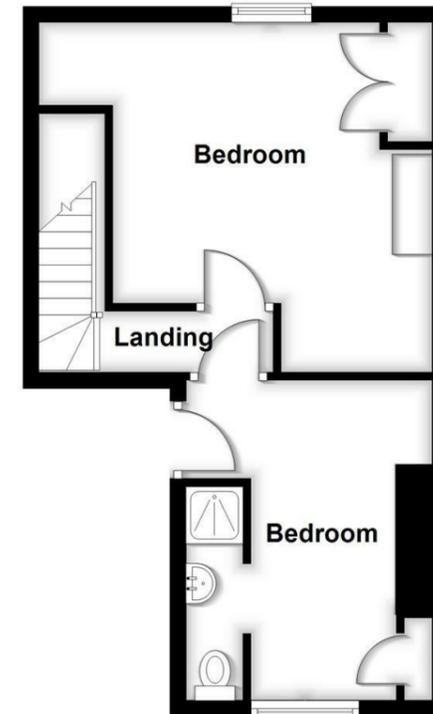
**Disclaimer**

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

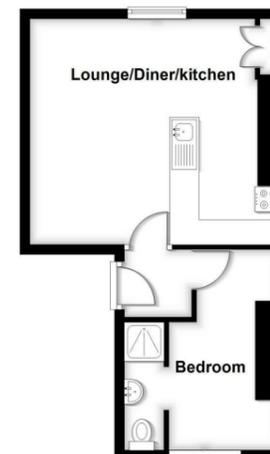
**Ground Floor**



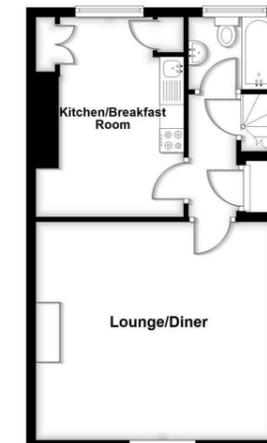
**First Floor**



**Floor Plan**



**Floor Plan**



**First Floor**

