

70 The Mount, Shrewsbury, Shropshire, SY3 8PW

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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 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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Offers In The Region Of £355,000

Viewing: strictly by appointment through the agent

An attractive, Grade II listed three bedroom period townhouse, offering substantially improved and highly contemporary living accommodation, which seamlessly blend character features with modern design. The property provides spacious and versatile living accommodation whilst retaining its original charm and architectural appeal. To the rear, the property enjoys an attractive aspect towards the West Mid Showground which creates a wonderful sense of openness. The property is situated within this highly desirable residential location, within striking distance of tranquil riverside walks, the medieval town centre of Shrewsbury and offers easy access to the local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, contemporary kitchen/diner, breakfast room, converted cellar, first floor landing having large double bedroom, stylishly refitted bathroom, second floor landing having further good size bedrooms (one of which has a feature walk-in shower cubicle), low maintenance rear enclosed gardens with a pleasing aspect towards the West Mid Showground, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Sealed unit double glazed entrance door gives access to:

Entrance hallway

Having radiator. Door from entrance hallway gives access to:

Lounge

14'4 x 10'8

Having glazed sash window to front with fitted shutters, open fire (currently blocked), radiator, exposed timbers to ceiling.

Square arch from lounge gives access to:

Refitted kitchen/diner

11'0 x 10'7 max

Having a range of contemporary eye level and base units with built-in cupboards and drawers, integrated oven with plate warming drawer below, four ring induction hob, integrated fridge, fitted granite worktops with inset stainless steel sink with mixer tap over, exposed timbers to ceiling, wall mounted extractor fan, radiator, tiled floor, glazed sash window to rear.

Square arch from kitchen/diner gives access to:

Breakfast room

8'10 x 5'6

Having tiled floor, glazed windows with a pleasing aspect to rear, wood framed glazed door giving access to rear gardens of property, radiator.

Door from Kitchen/diner gives access to painted brick steps which lead down to:

Large cellar

16'6 x 10'2

Having exposed beams to ceiling, tiled floor, radiator.

From entrance hallway stairs rise to:

First floor landing

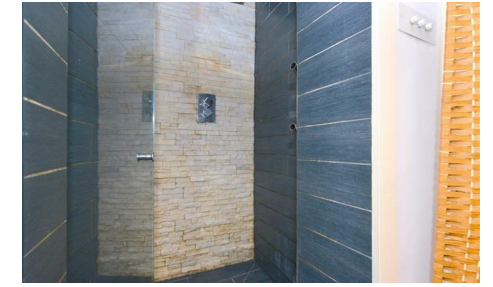
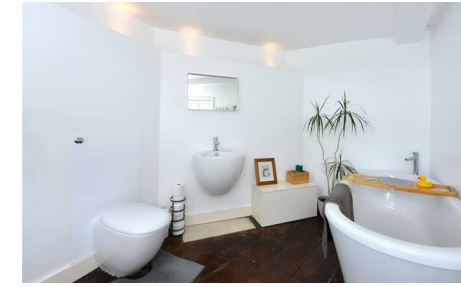
Having recessed spotlights to ceiling, useful shelved storage cupboard.

From first floor landing doors give access to: Bedroom and contemporary refitted bathroom.

Bedroom (currently used as a living area)

17'10 average measurement x 10'10

Having secondary double glazed sash window to front with fitted shutters, original exposed wooden flooring, recessed spotlights to ceiling, radiator.





Contemporary refitted bathroom

Having a modern three piece suite comprising: Free standing bath with mixer tap over, circular wall hung wash hand basin with mixer tap over, WC with hidden cistern, glazed sash window with fitted shutters providing a pleasing aspect towards the West Mid Showground, original exposed wooden flooring, wall hung radiator.

From first floor landing stairs rise to:

Second floor landing

Having loft access, feature exposed timbers, recessed spotlights to ceiling. Doors then give access to: Two further bedrooms.

Bedroom two

18'1 average measurement x 10'11

Having secondary glazed sash window to front with fitted shutters, original exposed wooden flooring, recessed spotlights to ceiling, radiator, contemporary walk-in shower with wall mounted drench shower and recessed spotlights to ceiling.

Bedroom three

10'8 x 8'8 max

Having glazed sash window with a pleasing aspect to rear towards the West Mid Showground, original exposed wooden flooring, radiator.

Outside

To the rear of the property there is a low maintenance stoned paved rear garden having outside lighting point, pleasing aspect towards with West Mid Showground and beyond, outside cold tap. The rear gardens are 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 C

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.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

