



3 Crewe Street, Off St Michael's Street, Shrewsbury,  
Shropshire, SY1 2HQ

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**Important Notice - please read carefully**

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**Offers In The Region Of £169,000**

Viewing: strictly by appointment through the agent

Believed to be constructed in approximately the 1860's this is an attractive and deceptively spacious two bedroom period mid-terrace house. The property is situated in this highly convenient residential location within walking distance of the Shrewsbury town Centre and good local amenities. This property will appeal to many buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Lounge with feature wood burning stove, kitchen/diner, first floor landing, two bedrooms, shower room, low maintenance forecourt to front which could provide off-street parking for a small vehicle if required, rear enclosed courtyard, part UPVC double glazing, gas fired central heating and viewing is highly recommended.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

**Lounge**

13'1 x 13'1

Having feature wood burning stove set to an exposed brick fireplace with timber mantle, glazed sash window to front, wood effect flooring, radiator, picture rail and coving to ceiling.

Door from lounge gives access to:

**Kitchen/diner**

11'11 x 9'8

Having eye level and base units, built-in cupboards and drawers, fitted worktops with inset 1 1/2 sink drainer unit and mixer tap over, integrated oven, four ring gas hob with cooker canopy over, under stairs shelved storage cupboard, radiator, UPVC double glazed window to rear and part glazed door giving access to rear courtyard of property. From kitchen/diner stairs rise to:

**First floor landing**

Having loft access. Doors then give access to two bedrooms and shower room.

**Bedroom one**

13'1 max into recess x 13'0

Having glazed sash window to front, exposed wooden flooring, radiator, coving to ceiling and fitted wardrobe with base storage cupboard to side.

**Bedroom two**

11'11 x 6'0

Having UPVC double glazed window to rear, radiator, wood effect flooring and coving to ceiling.

**Shower room**

Having tiled shower cubicle with wall mounted mixer shower, pedestal wash hand basin, low flush wc, exposed wooden flooring, radiator, UPVC double glazed window to rear and coving to ceiling.

**Outside**

To the front of the property there is a low maintenance forecourt which could be suitable to provide off-street parking for a small vehicle. To the rear of the property there is a low maintenance courtyard which comprises: Paved area, two timber garden sheds, gated rear pedestrian access, outside cold tap and the rear courtyard is enclosed.

**Services**

Mains water, electricity, drainage and gas are all available to the property. 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**

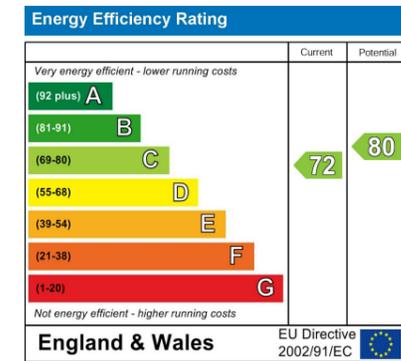
We offer a free no obligation mortgage service through our in house independent Financial Advisor. Telephone our office for further details (01743 357000)

**Referral fee disclaimer**

**Disclaimer**

Any areas/measurements are approximate only and have not been verified

VACANT POSSESSION WILL BE GIVEN ON COMPLETION



**FLOORPLANS**

