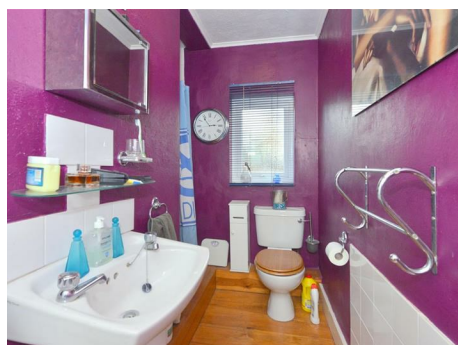


3 Crewe Street, Off St Michael's Street, Shrewsbury,
Shropshire, SY1 2HQ

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
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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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

