HOLLAND BROADBRIDGE













The Property Ombudsman

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
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HOLLAND BROADBRIDGE

7 Albert Street, Castlefields, Shrewsbury, Shropshire, SY1 2HT

www.hbshrop.co.uk






Offers In The Region Of £230,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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Offers In The Region Of

£230,000

A refurbishment opportunity offered with NO UPWARD CHAIN. This three double bedroom mid-terrace townhouse, arranged over four floors, requires comprehensive modernisation and improvement and is therefore likely to appeal most to builders, developers, investors and experienced renovation purchasers.

The property offers excellent potential to add value and create a bespoke family home or investment property, subject to any necessary consents. Located in the popular Castlefields area, it is within walking distance of Shrewsbury railway station, local amenities, riverside walks and the town centre.

An excellent project with significant potential. Early viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, lounge, dining area, kitchen, cellar, first floor landing having two double bedrooms, second floor having further double bedroom and bathroom, low maintenance front and rear enclosed gardens, double glazing, gas fired central heating (in need of repair)

The accommodation in greater detail comprises:

Wooden framed sealed unit double glazed entrance door gives access to:

Hallway
Having vinyl wood effect floor covering, wooden framed door from hallway gives access to:

Lounge
13'9 x12'0
Having sealed unit double glazed window to front, vinyl wood effect floor covering, gas fired, decorative arche with display shelving, coving to ceiling.

Arch from lounge gives access to:

Dining area
11'6 x 10'6
Having a low flush WC and pedestal wash hand basin, sealed unit double glazed window to rear, two decorative display arches, wood effect flooring.

Wooden framed door from dining area gives access to:

Kitchen
14'7 x 6'9
Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, free standing washing machine, fridge, integrated double oven, four ring gas hob with concealed cooker canopy over, UPVC double glazed windows to front and side of property, cupboard housing gas fired central heating boiler (in need of repair), tiled splash surrounds, tiled floor.

Door from dining area gives access to a staircase which leads down to:

Cellar
15'2 x 11'8

From lounge door gives access to an exposed wooden staircase leading to:

First floor landing
Having sealed unit double glazed window to rear, radiator.

Doors from first floor landing then give access to: Two double bedrooms.

Bedroom one
15'7 x 12'0
Having sealed unit double glazed windows to front, radiator, exposed wooden flooring.

Bedroom two
11'10 x 9'3
Having sealed unit double glazed window to rear, radiator, exposed wooden flooring.

From first floor landing exposed wooden staircase leads to:

Second floor landing
Having exposed wooden flooring. Doors give access to: Double bedroom and bathroom.

Bedroom three
14'5 x 7'2
Having eaves storage, double glazed roof window to front, radiator.

Bathroom
Having three piece suite comprising: Tiled panel bath, low flush WC, pedestal wash hand basin, tiled floor, part tiled to walls, radiator, eaves storage.

Outside
To the front of the property there is an enclosed front courtyard with low rise brick walling and wrought iron railings.

Rear garden
The rear gardens of the property are generous in size having paved and patio areas, well stocked borders containing a variety of shrubs, plants and bushes, outside cold tap, glazed greenhouse. The rear gardens are enclosed by fencing.

Agents note
The vendors have informed Holland Broadbridge that a new roof was installed in February 2025.

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.

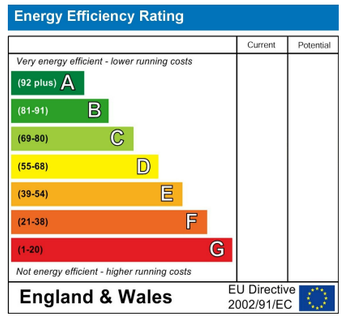
COUNCIL TAX BAND B

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.



FLOORPLANS



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