

77 Frankwell, Shrewsbury, Shropshire, SY3 8JR

www.hbshrop.co.uk



Offers In The Region Of £295,000

Viewing: strictly by appointment through the agent

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Offering deceptively spacious, much improved living accommodation over four floors, this is an attractive and well proportioned period two double bedroom mid-terrace townhouse. The property is located within this desirable residential location, striking distance of an array of excellent amenities, tranquil riverside walks within the Quarry Park which lead to the medieval town centre of Shrewsbury. Access to the local Shrewsbury bypass is readily accessible which in turn links up to the M54 motorway network. This charming property will be of interest to a number of buyers and early viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, dining room, attractive refitted kitchen/breakfast room, rear lobby, laundry room, converted cellar, first floor landing, lounge, impressive refitted bathroom, second floor landing having two double bedrooms, landscaped low maintenance good size rear enclosed gardens, gas fired central heating, desirable and highly convenient residential location.

The accommodation in greater detail comprises:

Wooden entrance door gives access to:

Entrance hallway

Having exposed wooden flooring, feature exposed brick wall with inset timbers and beams to ceiling.

Doorway from entrance hallway gives access to:

Dining room

10'10 x 9'10

Having glazed sash window to front, antique style radiator, coal effect gas stove, exposed wooden flooring, recessed spotlights to ceiling.

Square arch from dining room and door from entrance hallway gives access to:

Refitted kitchen/breakfast room

11'0 x 10'10

Having a range of attractive eye level and base units with built-in cupboards and drawers, integrated double oven, five ring gas hob with stainless steel cooker canopy over, glass display cabinet, space for appliances, radiator, breakfast bar, fitted wooden style worktops with inset ceramic sink with antique style mixer tap over, sealed unit double glazed window.

Arch from kitchen/breakfast room gives access to:

Rear lobby

Having vinyl floor covering, radiator, UPVC double glazed door giving access to rear gardens.

Doorway from rear lobby gives access to:

Laundry room

9'8 x 7'6

Having fitted wooden style worktop, space for appliances, radiator, vinyl wood effect floor covering, UPVC double glazed window to rear.

Door from kitchen/breakfast gives access to a staircase which descend down to:

Converted cellar

13'2 x 10'2

This useful space could be used for a number of purposes having radiator, fitted power and light.

From entrance hallway stairs rise to:

First floor landing

Having sealed unit double glazed window to rear, useful storage cupboard with fitted hanging rail.

Doors from first floor landing then give access to: Lounge and impressive refitted bathroom.





Lounge

13'7 x 11'0

Having glazed sash window with a pleasing aspect to front towards neighbouring property's and the Shrewsbury town centre, radiator.

Impressive refitted bathroom

Having a four piece suite comprising: Roll top bath, walk-in shower with wall mounted drench shower plus hand-held shower attachment off, low flush WC, circular wash hand basin with mixer tap over, storage cupboard below, vinyl period style floor covering, sealed unit double glazed window to rear, wall mounted gas fired central heating boiler, recessed spotlights to ceiling.

From first floor landing stairs rise to:

Second floor landing

Having loft access with pull down ladder leading to a useful loft space, linen store cupboard.

From second floor landing doors then give access to: Two double bedrooms.

Bedroom one

13'8 x 10'11

Having glazed sash window to front with a pleasing aspect towards neighbouring property, the Shrewsbury town centre, St Chads and beyond, radiator, former fireplace.

Bedroom two

11'0 ma x 7'11

Having glazed window to rear, exposed painted floor boards, radiator.

Outside

The rear gardens are a fantastic feature of the property being highly landscaped and comprises: courtyard area with outside cold tap and brick store, paved steps then lead to a paved sun terrace and tiered decked area with timber pergola, stone borders with climbing shrubs, timber garden shed. 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 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.

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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.

