

21 Argyll Street, Castlefields, Shrewsbury, Shropshire,  
SY1 2SF

[www.hbshrop.co.uk](http://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

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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 £200,000**

Viewing: strictly by appointment  
through the agent

This is an improved, well presented, deceptively spacious and attractive period two bedroom with study, end of terrace house, offered for sale with NO UPWARD CHAIN. Castlefields is a favoured residential location within close proximity to tranquil riverside walks, local railway station and medieval town centre of Shrewsbury. Viewing is recommended by the selling agent. The accommodation briefly comprises the following: Lounge, separate dining room, recently re-fitted spacious kitchen/breakfast room, ground floor bathroom, first floor landing, two double bedrooms, study, low maintenance rear enclosed gardens, extensive UPVC double glazing, gas fired central heating, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Part glazed wooden entrance door give access to:

**Lounge**

15'0 x 11'1

Having UPVC double glazed window to front, radiator, wall mounted digital heating control panel, UPVC double glazed window to side.

Part glazed wooden framed door from lounge gives access to:

**Dining room**

9'11 x 9'3

Having coving to ceiling, radiator.

Arch from dining room gives access to:

**Recently re-fitted Kitchen/breakfast room**

14'6 x 12'1

Having a range of brand new eye level and base units with built-in cupboards and drawers, worktops with inset sink, free standing fridge freezer, tiled floor, radiator, wall mounted gas fired central heating boiler, single glazed window to rear, upvc double glazed French doors giving access to rear gardens.

Part glazed door from lounge gives access to:

**Bathroom**

Having a white suite comprising: panelled bath with shower attachment off taps, low flush WC, pedestal wash hand basin, radiator, radiator, UPVC double glazed window to side, part tiled to walls, vinyl wood effect floor covering.

From lounge stairs rise to:

**First floor landing**

Having UPVC double glazed window to side.

Doors then give access to: Two double bedrooms and cot room/ study

**Bedroom one**

11'2 x 10'10

Having glazed window to front, radiator, range of fitted wardrobes, eye level storage cupboards, over stairs part shelved store cupboard.

**Bedroom two**

9'3 x 8'0

Having fitted double wardrobes with storage cupboards above, UPVC double glazed window to rear, radiator.

**Study**

6'5 x 4'8

Having UPVC double glazed window to rear, radiator.

**Outside**

The property has the added benefit of its own gated pedestrian side access which then leads to the properties:

**Rear gardens**

Which comprises: Low maintenance stone sections, inset shrubs, mature tree. The rear gardens are enclosed by fencing.

**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**

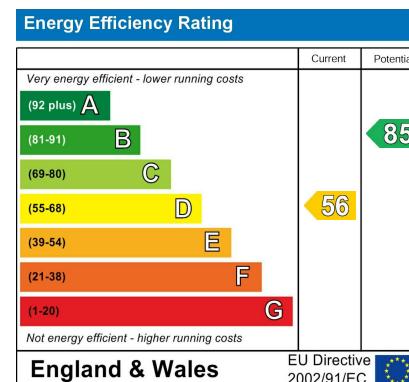
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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**

