

5 West Street, Castlefields, Shrewsbury, Shropshire, SY1
2JN

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 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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £380,000

Viewing: strictly by appointment through the agent

Having the added and the unusual benefit of off street parking, this is a spacious and attractive four bedroom bay fronted period end of terrace house offering well presented living accommodation over three floors. The property is within striking distance of tranquil riverside walks leading to the Quarry Park and medieval town Centre of Shrewsbury. An added bonus is the property is within walking distance of Shrewsbury Railway station and an array of excellent local amenities. Commuters will also be pleased to know that access is readily accessible to the local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, lounge, bay fronted dining room, sitting room, kitchen/breakfast room, utility room with shower and WC, cellar, first floor landing, four good size bedrooms, bathroom, front and rear enclosed gardens, off street forecourt parking area, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

Entrance hallway

Having tiled floor. Door from entrance hallway gives access to:

Bay fronted dining room

13'7 max to bay excluding recess x 9'11

Having walk-in bay with three UPVC double glazed sash windows to front, period fireplace, radiator, picture rail, coving to ceiling.

Door from reception hallway gives access to:

Lounge

12'11 x 11'8

Having UPVC double glazed window sash window to side, feature period fireplace, exposed wooden flooring, dado rail, picture rail.

Door from reception hallway gives access to:

Sitting room

11'11 x 7'9 max

Having UPVC double glazed ash window to side, radiator, dado rail.

From reception hallway wooden framed glazed door gives access to:

Kitchen/breakfast room

16'8 x 10'8 max reducing down to 8'7

Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted worktops with inset Belfast style sink with mixer tap over, integrated double oven, four ring gas hob with cooker canopy over, tiled floor, radiator, integrated fridge, two UPVC double glazed windows to rear, UPVC double glazed door giving access to rear of property, picture rail.

Door from reception hallway gives access to:

Utility room with shower and WC

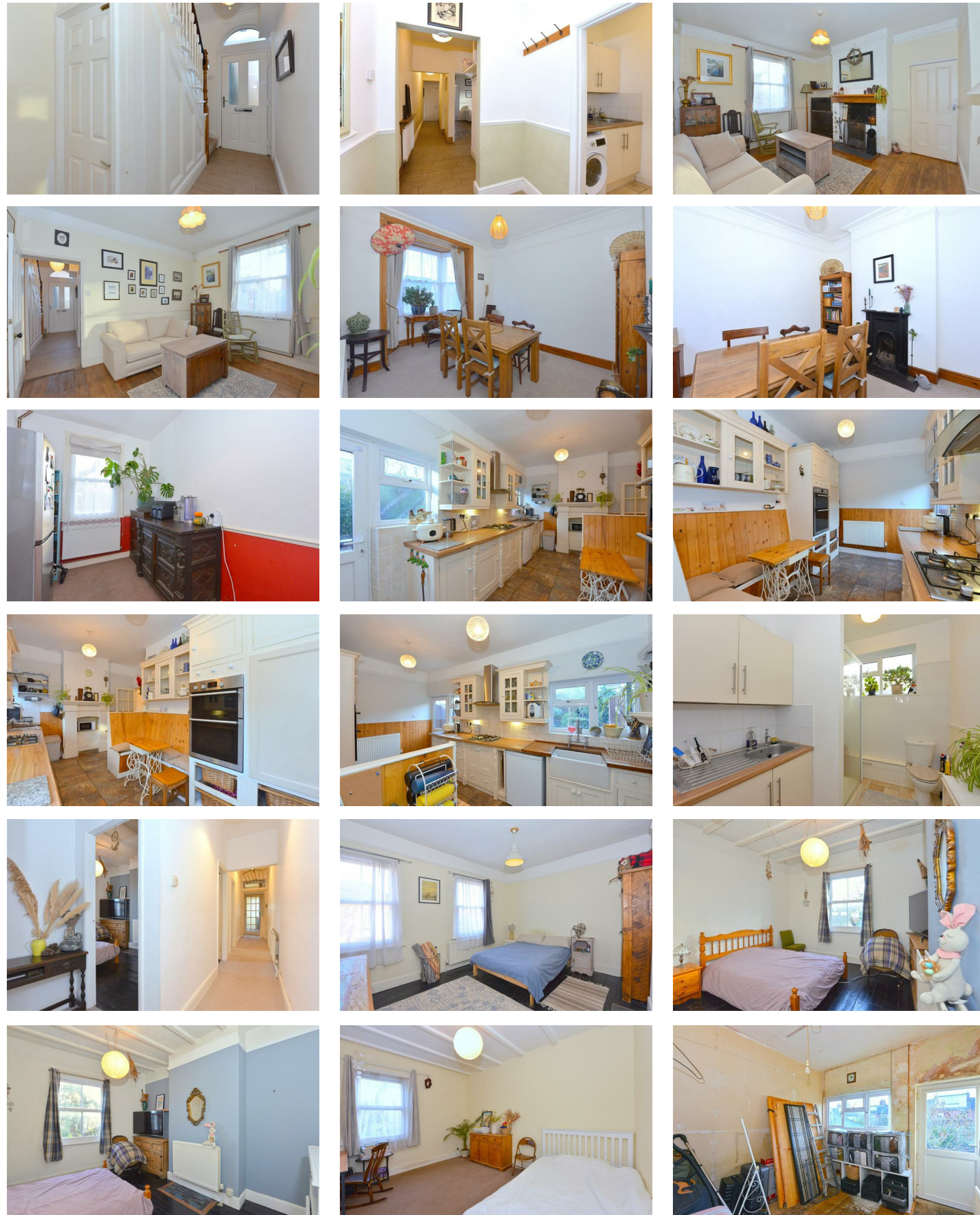
10'6 x 6'7

Having tiled shower cubicle, low flush WC, eye level and base units, fitted worktop with inset stainless steel sink, space for washing machine, tiled floor, UPVC double glazed window to side, radiator.

From reception hallway door gives access to:

Brick steps which lead down to:





Cellar

Providing a useful storage space which could be converted to provide further accommodation subject to the necessary planning consents/ building regulations.

From reception hallway stairs rise to:

First floor landing

Having radiator. Doors then give access to: Four bedrooms and bathroom.

Bedroom one

13'4 x 11'11

Having two double glazed sash windows to front, over stairs open fronted wardrobe recess, radiator, picture rail, exposed wooden flooring.

Bedroom two

13'0 x 11'9

Having UPVC double glazed sash window to side, picture rail, radiator, exposed wooden flooring.

Bedroom three

13'0 x 11'3

Having UPVC double glazed sash window to side, radiator.

Bedroom four

10'2 x 9'8

Having UPVC double glazed window to rear, UPVC double glazed door giving access to concrete steps which lead down to rear garden, radiator,, exposed wooden flooring.

Bathroom

Having a three piece suite comprising: Panel bath with wall mounted electric shower over, low flush WC, pedestal wash hand basin, wall mounted Worcester gas fired central heating boiler, UPVC double glazed window to rear, UPVC double glazed sash window to side, exposed wooden flooring, airing cupboard, radiator.

Outside

To the front of the property there is a low maintenance paved frontage with pathway giving access to front door. To the side of the property timber double gates lead to a off street forecourt parking area. Access is then given to property's:

Rear gardens

Having lawn gardens, brick paved pathway, mature shrubs, plants and bushes, timber summerhouse. The rear of the property is 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 D

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.

