

38 North Street, Castlefields, Shrewsbury, Shropshire, SY1 2JJ

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.  
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**Offers In The Region Of £325,000**

Viewing: strictly by appointment through the agent



Having a beautifully appointed contemporary ground floor extension, this is a much improved, beautifully presented and deceptively spacious three bedroom bay fronted period mid terrace house. The property is located within this highly convenient residential location, close proximity to tranquil riverside walks leading to the Shrewsbury town centre, good local amenities and Shrewsbury train station. This most appealing property will be of interest to a number of buyers and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, bay fronted sitting room, attractive lounge with wood burning stove, impressive extended kitchen/diner/family room with bi-folding doors, cloakroom , converted cellar currently used as a useful office space, first floor landing having two bedrooms, refitted family bathroom, second floor bedroom 3, low maintenance front garden, attractive rear enclosed gardens with pedestrian gated access leading to a public car parking area, UPVC double glazing, gas fired central heating (underfloor heating to lounge and kitchen/diner/family room), popular and convenient residential location.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

#### **Reception hallway**

Having period tiled floor, antique style radiator, wall mounted thermostat control unit.

Door from reception hallway gives access to:

#### **Bay fronted sitting room**

14'7 max into bay x 9'5 excluding recess

Having UPVC double glazed sash bay to front with fitted shutters, wall hung radiator, fitted storage cupboards, coving to ceiling.

Door from reception hallway gives access to:

#### **Lounge**

14'3 x 11'10

Having feature exposed chimney breast with wood burning stove, tiled floor with underfloor heating, coving to ceiling.

Square arch from lounge gives access to:

#### **Impressive extended kitchen/diner/family room**

25'2 x 12'9 max reducing down to 9'6 min

And comprises: A range of luxury eye level and base units with built-in cupboards and drawers, fitted stone worktops with inset 1 1/2 sink with mixer tap over, Neff induction hob, Neff oven plus additional microwave combination oven, dishwasher, space for American style fridge freezer, recess spotlights to ceiling, tiled floor with underfloor heating, feature double glazed bi folding doors giving access to rear gardens, four double glazed roof windows with fitted blinds.

Door from kitchen/diner/family room gives access to:

#### **Cloakroom**

Having low flush WC, newly installed Main eco combi boiler gas fired central heating boiler, wall mounted wash hand basin with mixer tap over, extractor fan and recessed spotlights to ceiling.

From lounge door gives access to stairs which lead down to:

#### **Converted cellar**

This converted cellar is currently being used as a useful office space and could be used for a variety of other purposes as required.

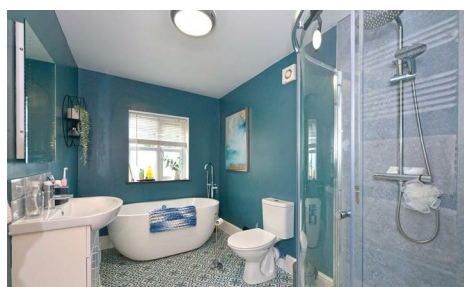
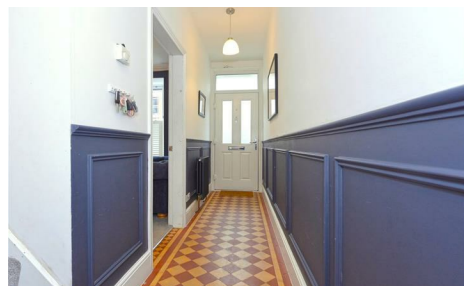
From reception hallway stairs rise to:

#### **First floor landing**

Having radiator. Door from first floor landing give access to: Two bedrooms and refitted bathroom.







#### **Bedroom one**

12'1 x 12'0

Having UPVC double glazed sash window to front, large built-in mirror fronted wardrobe, radiator, coving to ceiling.

#### **Bedroom two**

10'7 max reducing down to 8'11 min x 8'10

Having UPVC double glazed sash window to rear, radiator, coving to ceiling.

#### **Refitted bathroom**

Having a modern four piece suite comprising: Free standing bath with mixer tap over and hand-held shower attachment off, corner shower cubicle, low flush WC, wash hand basin with mixer tap over and storage cupboard below, towel rail, period style tiled flooring, UPVC double glazed window to rear, wall mounted extractor fan.

Door from first floor landing gives access to a staircase which leads to:

#### **Bedroom 3**

17'5 max x 14'5 max

Having double glazed roof window with fitted blind, eaves storage, two exposed timbered beams.

#### **Outside**

To the front of the property paved pathway gives access to front door. the front garden offers low maintenance being stoned and having low rise brick wall screening the pedestrian pathway.

#### **Rear gardens**

The rear gardens comprise: Composite decked area, paved pathway and patio area, lawn gardens, useful brick store, gated pedestrian access leads to a public car parking area. 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.

