

75 North Street, Castlefields, Shrewsbury, Shropshire,
SY1 2JH

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 are 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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

An attractive, deceptively spacious, much improved and well presented three storey, three bedroom period end terrace house. The property is located within this popular and highly convenient residential location, close proximity to tranquil riverside walks into the Quarry Park, train station and medieval town centre of Shrewsbury. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Lounge, dining room, attractive refitted kitchen/breakfast room, laundry room, cloakroom, garden room, first floor landing having two bedrooms, refitted bathroom, second floor bedroom, front and beautifully landscaped southerly facing well established rear enclose gardens, replaced seal unit glazed windows throughout, gas fired central heating.

The accommodation in greater detail comprises:

Replacement period style double glazed entrance door with sealed unit double glazed above gives access to:

Lounge

13'5 10'10

Having replaced double glazed sash windows to front, log and coal effect electric stove set to an exposed brick hearth, radiator.

Door from lounge gives access to

Dining room

14'1 x 13'11

Having replaced double glazed sash windows to side, wood burning stove, radiator.

Door from dining room gives access to:

Attractive refitted kitchen/breakfast room

13'9 x 9'11

Having replaced base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, replaced double glazed window to side, free standing range style cooker with six ring gas hob, space for upright fridge freezer, recessed spotlights to ceiling, engineered oak wooden flooring, radiator.

Part glazed door from kitchen/break fast room gives access to:

Utility room

7'4 x 3'10

Having eye level and base units, fitted wooden style worktop with stainless steel sink drainer unit with mixer tap over, attractively tiled splash surrounds, engineered wooden flooring, glazed roof window, extractor fan to ceiling.

From utility room door gives access to:

Cloakroom

Having low flush WC with hidden cistern, wall mounted wash hand basin, wall mounted gas fired central heating boiler and extractor fan, engineered oak wooden flooring.

Door from utility room gives access to:

Garden room

12'8 x 9'5

Having sealed unit double glazed French doors giving access to rear gardens with matching windows to side, engineered oak wooden flooring, radiator.

From dining room stairs rise to:

First floor landing

With doors giving access to: Two bedrooms and refitted bathroom.

Bedroom

12'6 x 10'11

Having replaced double glazed sash window to front, period fireplace, two fitted double wardrobes, radiator, coving to ceiling.

Bedroom

8'11 max into recess x 8'7

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

Refitted bathroom

Having a three piece suite comprising: Timber style panel bath with mixer shower over and gazed shower screen to side, low flush WC, pedestal wash hand basin, tiled to walls, wood effect flooring, radiator, replaced double glazed sash window to side, coving to ceiling.

From first floor landing door gives access to:

Staircase

Which leads to:

Bedroom

13'9 x 10'2

Having replaced double glazed sash window to side, Velux roof window, loft access, eave storage, radiator.

Outside

To the front of the property there is a low maintenance paved area with quarry tiled pathway giving access to front door. Front gardens are screened by hedging. To the side of the property paved pathway and further mature hedging and outside with gated access leads to a:

Beautifully kept southerly facing landscaped rear

Which comprises: Paved patio and sun terrace feature garden pond, timber garden shed, paved pathway, lawn garden, an array of specimen shrubs, plants and bushes. 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.

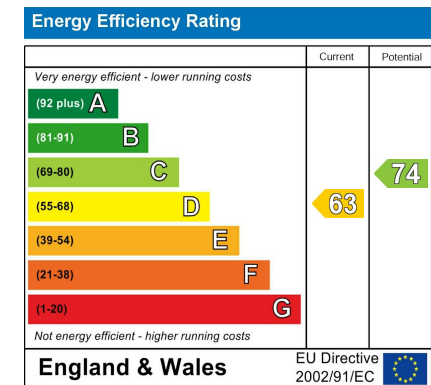
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS

