

50 St. Michaels Gate, Shrewsbury, Shropshire, SY1 2HL

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.

Offers In The Region Of £210,000

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, this is a deceptively spacious, well presented and particularly well proportioned two double bedroom mid-terrace house. The property occupies a pleasing position on this favoured modern residential development, conveniently situated with easy walking distance to the Shrewsbury train station, tranquil riverside walks leading to the Quarry Park and the medieval town centre of Shrewsbury. This property will appeal to many buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, kitchen/breakfast room, first floor landing, two double bedrooms, bathroom, front and south westerly facing rear enclosed gardens, allocated car parking space, sealed unit double glazing, gas fired central heating, NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Entrance hallway

Having radiator, wall mounted thermostat control unit.

Door from entrance hallway gives access to:

Lounge/diner

13'3 x 12'11

Having sealed unit double glazed French doors giving access to rear gardens, sealed unit double glazed window overlooking rear gardens, two radiators, understairs storage cupboards.

Door from entrance hallway gives access to:

Kitchen/breakfast room

10'4 x 6'5

Having eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset stainless steel sink drainer unit with mixer tap over, cupboard housing wall mounted Worcester gas fired central heating boiler, integrated oven, four ring gas hob, space for further appliances, radiator, vinyl tiled effect floor covering, two sealed unit double glazed windows to front, tiled splash surrounds.

From entrance hallway stairs rise to:

First floor landing

Having loft access. Doors then give access to: Two double bedroom and bathroom.

Bedroom one

12'7 x 12'4 max reducing down to 9'7

Having two sealed unit double glazed windows to front, over stairs storage cupboard housing hot water tank, radiator.

Bedroom two

11'2 x 7'10

Having sealed unit double glazed window to rear, radiator.

Bathroom

Having three piece suite comprising: Panel bath with mixer shower over, low flush WC, pedestal wash hand basin, radiator, tiled effect vinyl floor covering, sealed unit double glazed window to rear, recessed spotlights, extractor fan to ceiling, part tied to walls, radiator.

Outside

to the front of the property there is one allocated car parking space. The front gardens offers low maintenance having paved pathway giving access to front doo, bin store, low maintenance stone gardens, wrought iron screening the pedestrian pathway.

South westerly facing rear gardens

Comprise: Paved patio, lawn garden, timber garden shed. 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

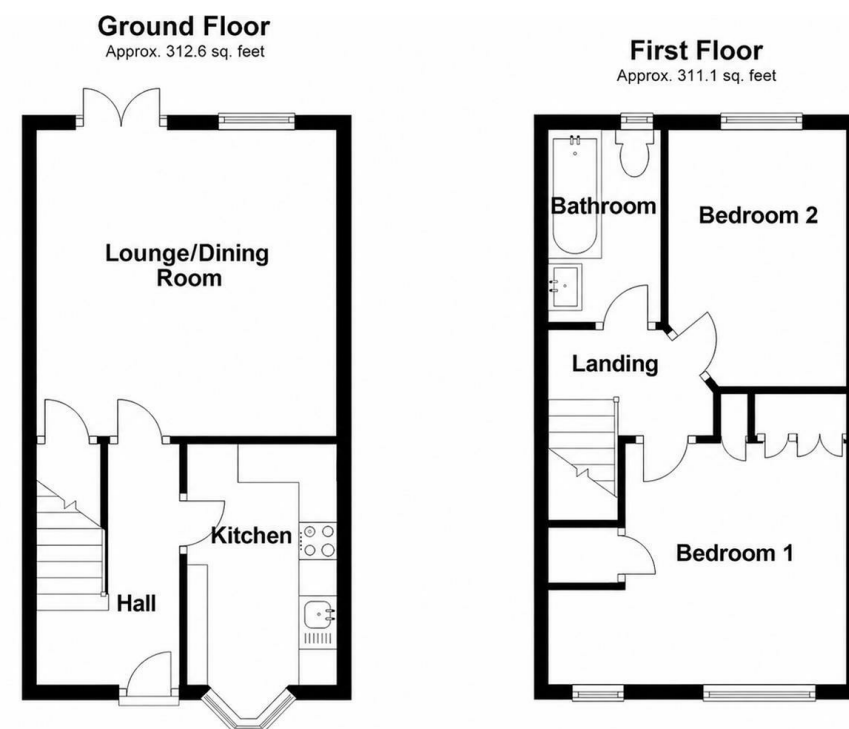
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS



Total area: approx. 623.7 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.