



71 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.
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Offers In The Region Of £269,995

Viewing: strictly by appointment through the agent

Occupying a pleasing position on this modern development within striking distance of the Shrewsbury town centre, this is a deceptively spacious and particularly well proportioned three bedroom terrace house having the added benefit of a single garage plus additional allocated off street parking. The property is within this favoured residential location within walking distance of the railway station, medieval town centre of Shrewsbury and and local bypass linking up to the M54 motorway network. Viewing comes highly recommend by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, kitchen, first floor landing, three bedrooms, bathroom, front and rear enclosed gardens, allocated garage and off street parking, gas fired central heating, sealed unit double glazing.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Entrance hallway

Having vinyl wood effect floor covering, wall mounted thermostat control unit.

Door from entrance hallway gives access to:

Lounge/diner

13'4 x 12'10

Having sealed unit double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, wood effect flooring, understairs storage cupboard, radiator.

Doorway from entrance hallway gives access to:

Kitchen

10'5 x 6'5

Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with concealed cooker canopy over, space for appliances, sealed unit double glazed window to front, glass display cabinet, fitted breakfast bar, radiator, vinyl floor covering, tiled splash surrounds.

From entrance hallway stairs rise to:

First floor landing

Having loft access.

Doors from first floor landing give access to: Three bedrooms and bathroom.

Bedroom one

12'4 max into recess reducing down to 9'7 min x 10 Having sealed unit double glazed window to front, wood effect flooring, radiator. over stairs storage cupboard housing gas fired central heating boiler, fitted mirror front wardrobes.

Bedroom two

14'10 x 8'2

Having sealed unit double glazed windows to front and rear of property, radiator, loft access.

Bedroom three

11'3 x 7'10

Having sealed unit double glazed window to rear, radiator, wood effect flooring.

Bathroom

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

Outside

To the front of the property paved pathway gives access to front door with lawn garden and stone sections to either side.

Rear gardens

The rear gardens comprise: Raised decked area, artificial lawn garden. The rear gardens are enclosed by fencing.

Next to the property there is allocated garage and off street parking.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(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

