

FOR SALE

16 Benbow Quay, Shrewsbury, SY1 2DL



FOR SALE

Offers in the region of £195,000

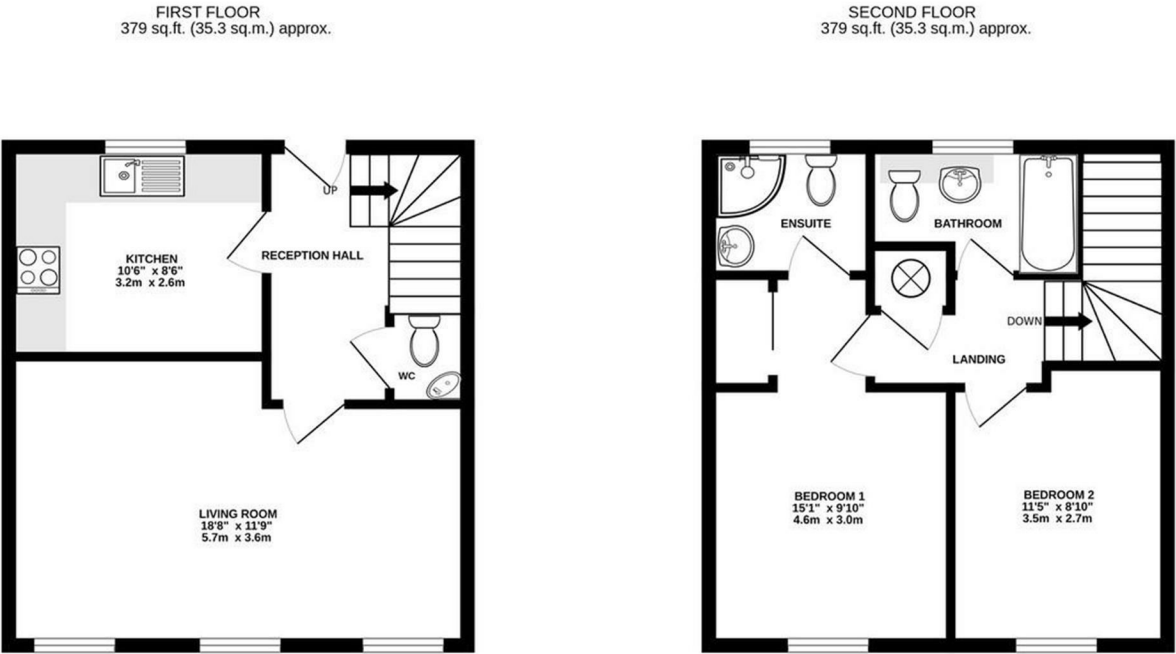
16 Benbow Quay, Shrewsbury, SY1 2DL

A highly desirable two storey semi-detached town house offering spacious accommodation, with garage and easily maintained gardens, in this sought after town centre development.



hallsgb.com

01743 236444

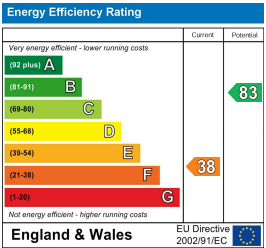


TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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Residential / Fine Art / Rural Professional / Auctions / Commercial

Within walking distance of town centre.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- No Chain
- Town centre location
- Garage
- Private Courtyard Garden
- En-suite Shower room
- Open plan lounge/diner

DIRECTIONS
From Shrewsbury town centre proceed along Smithfield Road staying in the left hand lane and bear left onto Chester Street passing the Gateway on the left hand side. Proceed for approximately 100 meters and the entrance to the development will be seen on the right hand side. Follow the road around to the right and the property can be found on the left hand side.

STIUATION
The property is ideally positioned in an attractive and sought after development with Shrewsbury town centre being only a short walking distance away. The town centre offers an excellent range of shopping leisure and social amenities together with a rail service. Prospective purchasers should note there are some attractive river walks and commuters have easy access to the A5 leading onto the M54 motorway and the Midlands beyond.

DESCRIPTION
16 Benbow Quay is a highly desirable semi-detached town property, which will no doubt have wide market appeal. The entry floor provides a reception hall, kitchen, spacious lounge diner and guest WC. Whilst to the first floor there are two bedrooms, one of which has an en-suite shower room, whilst the other is served by a bathroom. Outside, there is parking within a garage a positioned below the property. The gardens sit to the rear and offer a flagged courtyard ideal for outdoor seating and potted plants.

ACCOMMODATION
A panelled part glazed entrance door leads into:

ENTRANCE HALL
With staircase rising to first floor.

GUEST WC
With tiled floor. Low level WC. Pedestal wash hand basin.

KITCHEN
With tiled floor. Providing a range of eye and base level units comprising cupboards and drawers, with work surface area over and incorporating a stainless steel sink unit with mixer tap, space and plumbing for washing machine,, integrated electric oven and grill with 4 ring hob unit over, stainless steel splash and filter hood. Integral fridge freezer. Ceiling downlighters.

LOUNGE DINER

FIRST FLOOR LANDING
With doors off and to:

BEDROOM 1
With built in double wardrobe with mirror fronted sliding doors. Door to:

EN-SUITE SHOWER ROOM
With tiled floor. Providing a suite comprising low level WC, wash hand basin and shower cubicle.

BEDROOM 2

BATHROOM
With tiled floor and providing a suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under. Panelled bath with feeder shower over. Fully tiled walls. Splash screen.

OUTSIDE
The property is approached up some steps positioned to the right hand side which lead round to the garden area, whilst vehicular parking can be obtained within the garage.

GARAGE
With up and over entrance door.

THE GARDENS
Positioned by the front door is a generous flagged sun terrace offering an excellent outdoor seating area with room for potted plants.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

SERVICES
Mains water, electricity and drainage are understood to be connected. None of these services have been tested.

TERMS OF LEASE
Length of lease 199 years. 180 years remaining. Ground Rent £100 p.a. Service Charge - £849.86 (to be paid twice a year and includes building insurance).

COUNCIL TAX
The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.