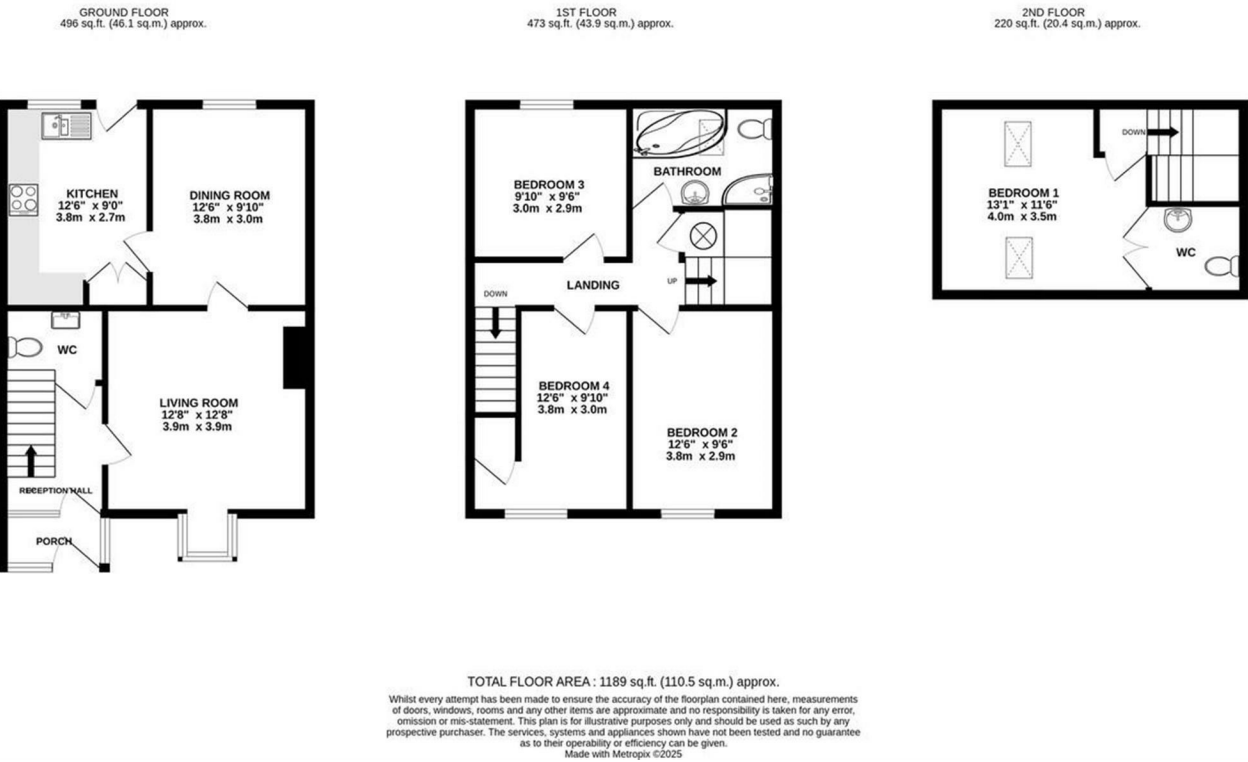


FOR SALE

16 St. Georges Court, Shrewsbury, SY3 8BG



FOR SALE

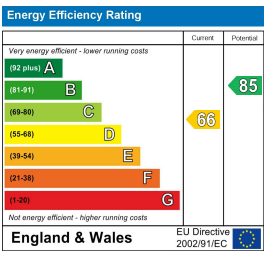
Offers in the region of £225,000

16 St. Georges Court, Shrewsbury, SY3 8BG

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



A deceptively spacious four bedroom, 3 storey terrace town house, providing well proportioned accommodation with parking and NO UPWARD CHAIN.



01743 236 444

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



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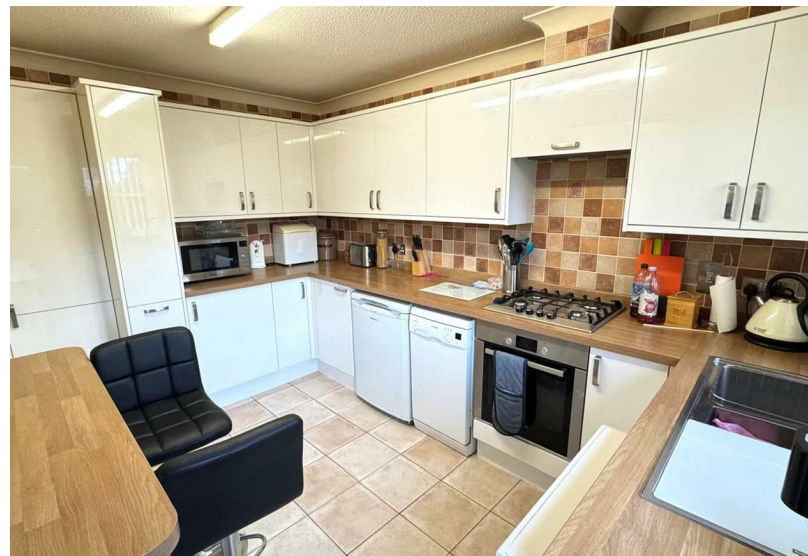
2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- Close to town centre
- Updated kitchen
- Private parking
- Courtyard garden
- Spacious rooms

LIVING ROOM

Good size room with bay window and coal effect gas fire set on a tiled hearth.

DINING ROOM

Located just off the kitchen, with a window overlooking the attractive courtyard garden to the rear.

KITCHEN

With a range of contemporary style units, fridge, dishwasher, washing machine, pantry cupboard, built in stainless steel oven and grill, inset four ring gas hob, tiled floor and door to the rear patio.

FIRST FLOOR LANDING

With cupboard enclosing insulated cylinder and slatted shelving.

BEDROOM TWO

Views to the front of the property.

BEDROOM THREE

Built in cupboard.

BEDROOM FOUR

Currently used as a study.

BATHROOM

Staircase to:-

SECOND FLOOR LANDING

With velux window.

BEDROOM ONE

The principle bedroom with en-suite WC, space and fixtures for a shower.

OUTSIDE

The property occupies an elevated position and is divided from Copthorne Road by a substantial brick wall, surmounted by ornamental balustrade. Pathway extends to the front and serves the reception area.

There is an attractive and easily maintained courtyard garden with steps leading to the parking area, with allocated space for a car. Cold water supply tap. Outside lighting.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

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

COUNCIL TAX

The property is currently showing as Council Tax Band C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com

SITUATION

The property occupies an enviable position on the fringe of the town centre, within reach of all major town centre thoroughfares, schools and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.

DESCRIPTION

This well appointed, modern, four bedroom townhouse, offers spacious accommodation over three floors to include; porch, entrance hall, cloakroom, sitting room, dining room, kitchen. Three bedrooms and bathroom to first floor. A further bedroom to the second floor with an ensuite WC. There is the potential for a shower as all the connections are in situ. Easily maintained rear garden. One allocated parking space.

ACCOMMODATION

ENTRANCE HALL

With staircase rising to first floor landing.

CLOAKROOM

Wash hand basin and WC.