



Roger
Parry
& Partners

81 St. Michaels Street,
Shrewsbury, SY1 2HA



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Offers In The Region Of £159,950

A mature, mid-terraced, townhouse conveniently located within walking distance of the town centre and good local amenities.

Accommodation is set on three floors briefly comprising, sitting room and kitchen/diner on the ground floor. On the first floor, there is a good-sized double bedroom overlooking the park, and the family bathroom. On the top floor is a further double bedroom.

The property has the benefit of gas heating, double glazing, and an enclosed courtyard garden to the rear.

ACCOMMODATION COMPRISING:

Newly fitted uPVC front door with glazed glass inlay to:

SITTING ROOM 12' 0" x 11' 9" (3.66m x 3.58m)

Double radiator, central light point, power points, TV aerial socket, electric fire set to original chimney breast (not tested) with painted wood surround and raised hearth double glazed window to the front overlooking the park.

Panel front door leads to:

KITCHEN/DINING ROOM 11' 8" x 10' 10" (3.56m x 3.3m)

With range of units comprising stainless steel, single drainer, sink unit set into granite effect laminate work surfaces extending to three walls sections with range of cupboards and drawers under and tiled splash above, built-in electric stainless steel four ring hob set with electric oven below, space for refrigerator, space, and plumbing set for automatic washing machine, range of eye level cupboards, ceramic tiled flooring, radiator, power points, lighting points, uPVC double glazed window overlooking courtyard gardens with glazed and wooden service door alongside.

From kitchen/dining room, staircase leads to:

FIRST FLOOR LANDING AREA

Giving access to:

BEDROOM ONE (FRONT) 11' 10" x 10' 7" (3.61m x 3.23m)

With double radiator, power, and lighting points, built-in double wardrobe with hanging rail and top shelf, built-in boiler cupboard enclosing gas-fired boiler supplying domestic hot water and central heating, uPVC double glazed window to the front overlooking the park. [Edit](#) | [Delete](#)

SECOND FLOOR BEDROOM (REAR) 11' 10" x 10' 6" (3.61m x 3.2m)

Fitted with white suite comprising one enamel bath with tile surround and fitted Triton electric shower unit, pedestal wash basin with tile splash set to archway with mirror above, WC, range of built-in shelving to one alcove, radiator, wood effect vinyl floor covering, central light point, uPVC double glazed opaque glass window to the rear.

First floor landing gives access to door leading to staircase, which leads to:

OUTSIDE

Courtyard gardens are situated to the rear of the property approached from the kitchen door out onto paved sun patio, giving access to lean/to former outside WC/store and enclosed by a variety of sandstone and brick walling and wooden fencing.



General Services: Mains Gas Central Heating, Mains Electricity, Mains Water Rated, Mains Drainage.

Local Authority: Shropshire County Council

Council Tax Band: A

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From the town centre follow the gyratory system onto Castle Foregate (Road for Whitchurch and Market Drayton). Follow the road past the fire station which leads onto St Michael's St and No 81 is located on the left hand side opposite the park, indicated by the for sale sign.

Viewing arrangements:

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

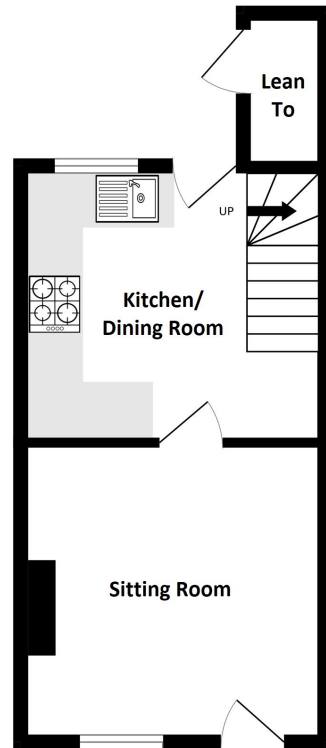
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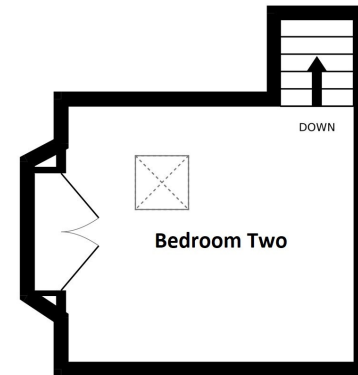
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photographs depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.