

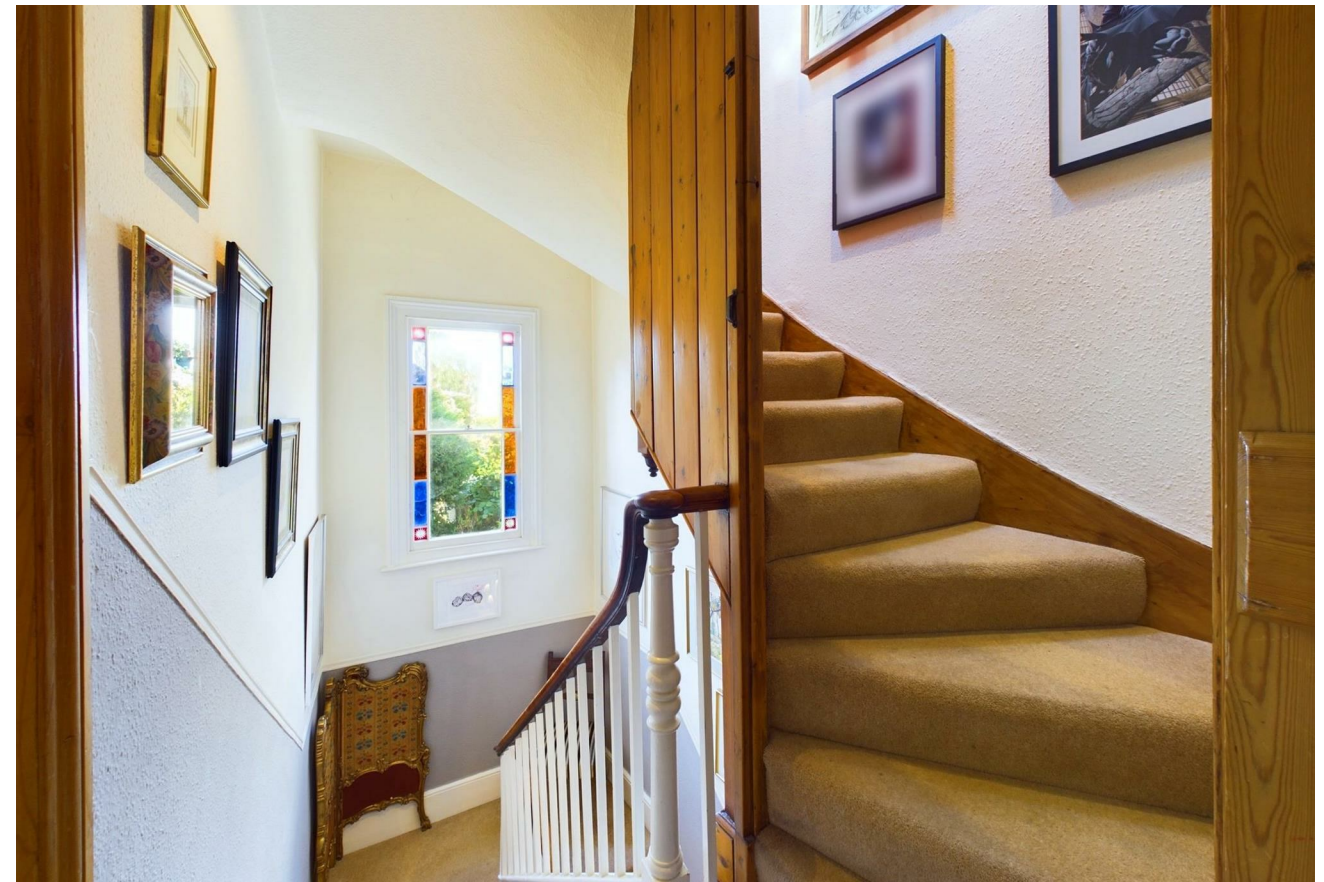




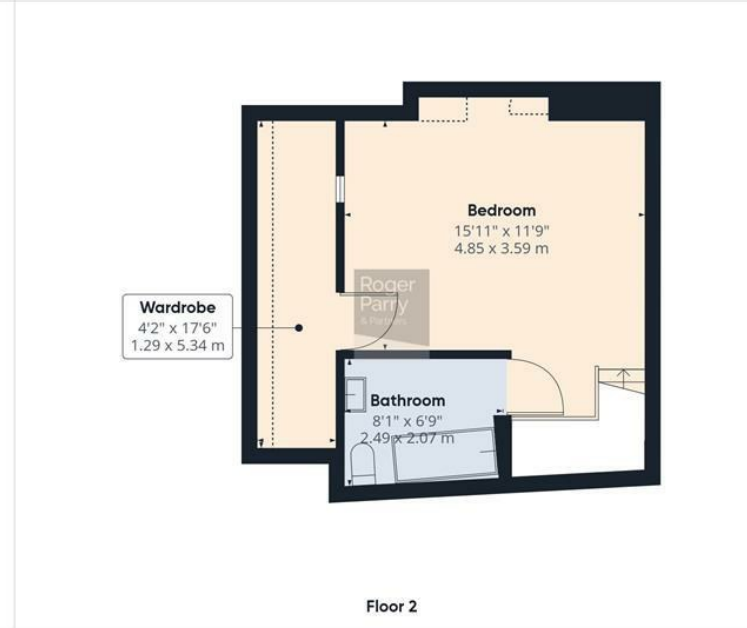
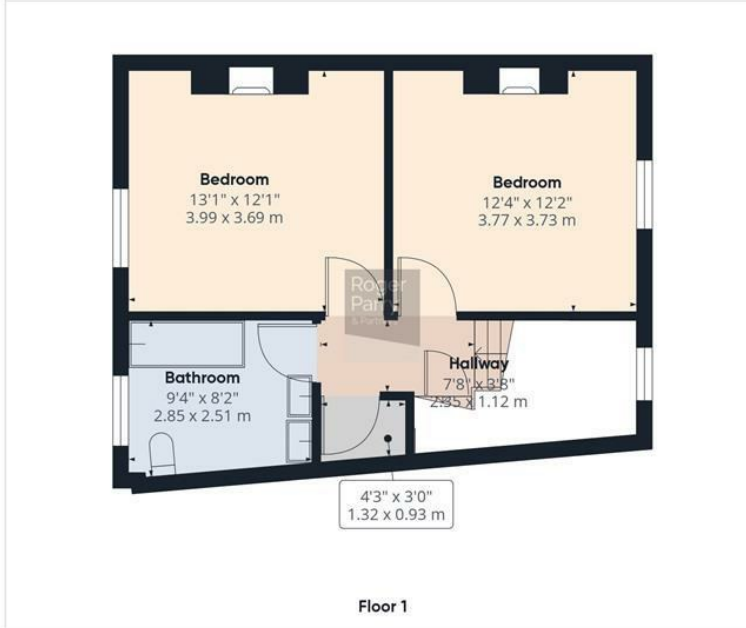
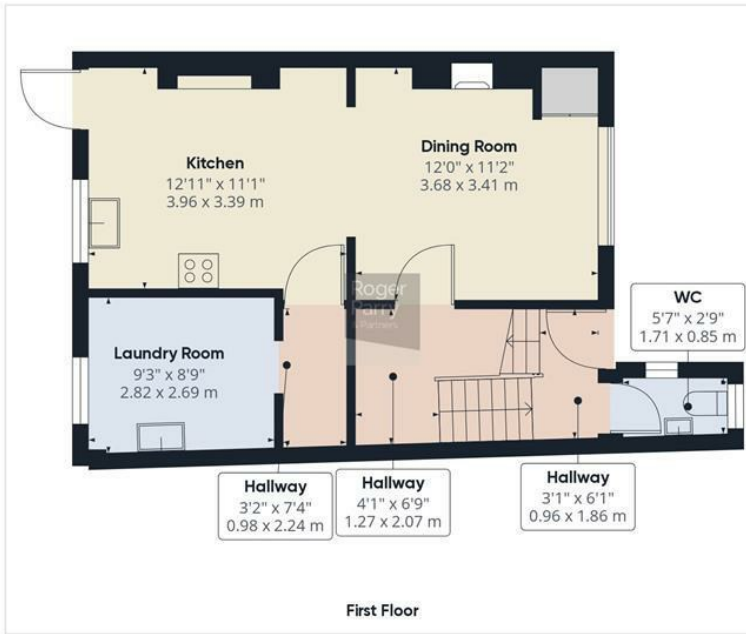
4 Victoria Street, Shrewsbury, SY1 2HS
Asking Price £420,000

**** VIEWING HIGHLY RECOMMENDED **** This unique and substantial end of terrace house located in a magnificent setting just a 5 minute walk from the town centre & railway station. Set over four floors, the accommodation briefly comprises of; Entrance hall with cloakroom, living room, handmade kitchen, dining room, laundry room, four bedrooms, one with en suite bathroom and family bathroom. The property benefits from original sash style windows and gas fired central heating, beautiful enclosed courtyard garden.





Floor Plan (not to scale - for identification purposes only)



Approximate total area⁽¹⁾

1667.01 ft²
154.87 m²

Reduced headroom

20.88 ft²
1.94 m²

(1) Excluding balconies and terraces

Reduced headroom⁽¹⁾

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Victoria Street is situated close to the town centre and the Railway station with a wide selection of fashionable cafes, bars and restaurants, shopping thoroughfares and the Theatre Severn. The property is also conveniently placed for a number of highly regarded schools, in both state and private sectors and include Shrewsbury School, Shrewsbury High School for Girls and the Shrewsbury 6th Form College. Shrewsbury Railway station provides numerous rail connections including a direct train service to London.

Reception Hall

Having radiator, dado rail, cornice to ceiling. Wooden panel door from reception hallway gives access to:

Living Room

With walk-in glazed bay sash window, feature period fireplace with beautifully stone fire surround, cornice to ceiling, radiator, picture rail.

Sitting Room/ Bedroom Three

With period fireplace with beautiful stone fire surround, glazed sash window to rear, modern wash hand basin with mixer tap over, radiator, cornice to ceiling, picture rail.

Stairs from reception hallway lead down to Half Landing with wooden framed glazed door enclosed courtyard.

Cloakroom

Having low flush WC, wall mounted wash hand basin, glazed window.

From half landing stairs descend down to Inner Hallway with understairs storage cupboard. Wooden panel door from inner hallway gives access to:

Dining Room

Having sash windows to rear, radiator, wooden storage cupboard housing gas fired central heating boiler, further pine storage cupboards, former open fire with exposed brick hearth.

Kitchen

Having fitted units and built-in cupboards and drawers, tiled fitted worktops with inset circular sink with circular drainer to side and mixer tap over, tiled effect vinyl flooring, integrated eye level oven, display shelving, radiator, picture rail, glazed window, space for appliances. Door leading to front with storage space.

Pantry

With shelving, arch gives access to

Utility Room

Having stainless steel sink, tiled effect vinyl floor covering, glazed window, fitted worktop.

From reception hallway stairs rise to half landing with stained glazed sash window. Stairs then rise to First Floor Landing with airing cupboard. Wooden panel doors then give access to two double bedrooms and bathroom.

Bedroom

With glazed sash window to front, radiator, period fireplace with beautiful stone fire surround.

Bedroom

With glazed sash window to rear, period fireplace with beautiful stone fire surround, radiator.

Bathroom

With panel bath with electric shower over, twin hand basin set to vanity unit, bidet, low flush WC, glazed sash window, exposed painted wooden flooring, picture rail, wall mounted extractor fan.

From first floor landing stairs rise to second Floor with access to:

Principal Bedroom

With two velux windows with fitted blinds, large eaves storage, radiator, picture rail.

Large Walk-In Wardrobe/Eaves Storage

Having sloping ceiling, fitted hanging rails.

Ensuite Bathroom

With P shaped panel bath with shower over glazed shower screen to side, pedestal wash hand basin, low flush WC, wood effect flooring, heated chrome style towel rail, extractor fan and recessed spotlights to ceiling.

Outside

To the front of the property there is Indian sandstone patio, paved steps

leading to front door, three pillars with wrought iron railings. To the rear there is a enclosed low maintenance courtyard having paved areas, paved steps leading to gated side access, outside cold tap, outside lighting point. Enclosed by brick walling.

General Notes

TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 9 Mbps & Superfast 1139 Mbps. Mobile Service: Limited/ Likely. We understand the Flood risk for surface water is: Low and for Rivers and Sea is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: E

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.

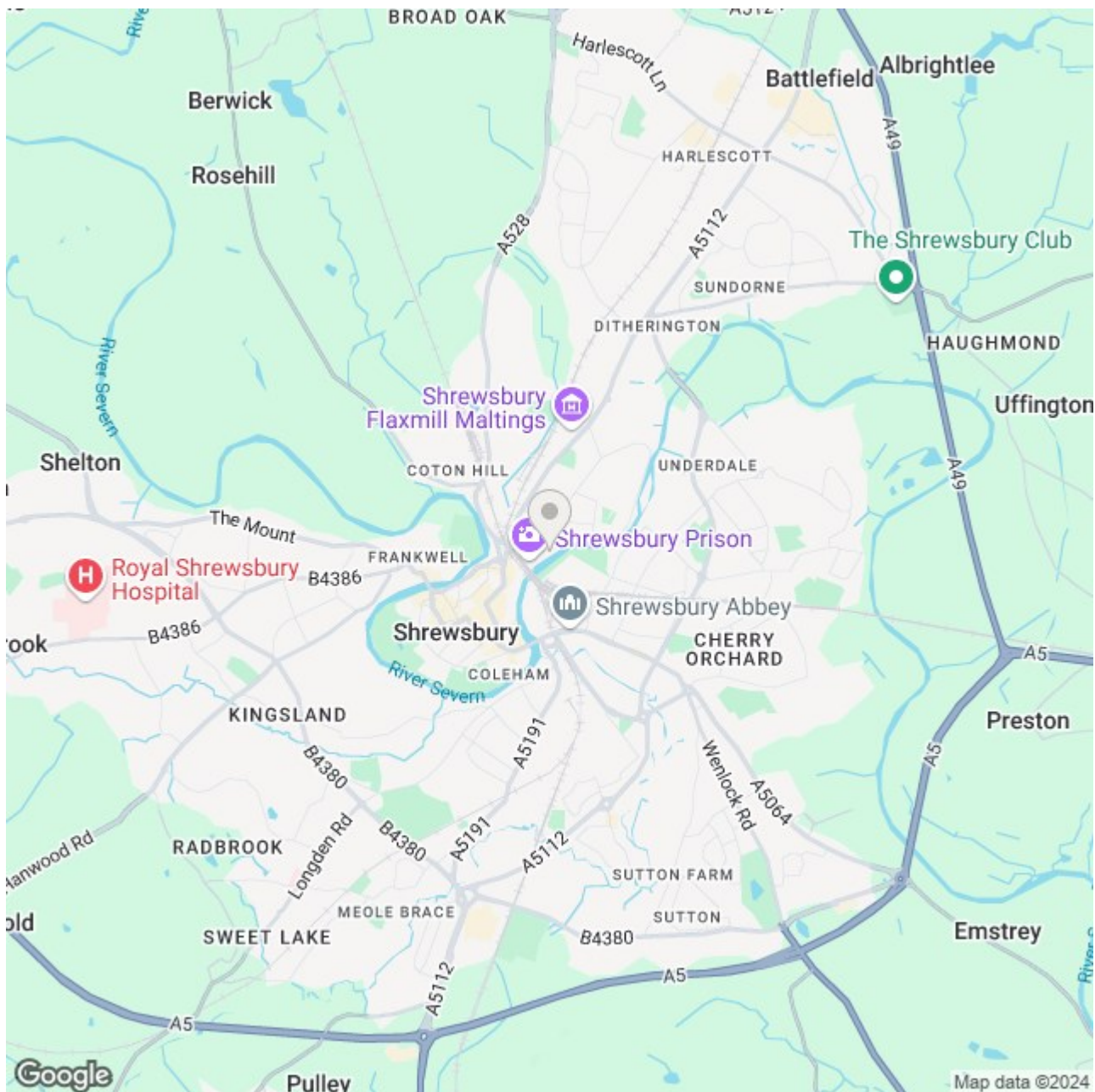
Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



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 photograph(s) 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.