

2 Sunday School House Swan Hill, Shrewsbury,  
Shropshire, SY1 1NJ

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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 £285,000**

Viewing: strictly by appointment  
through the agent



Offering a wealth of character and renovated to an exceptional high standard, this is an interesting and versatile two bedroom (plus mezzanine study area) first floor apartment, situated within a most attractive Grade II listed building. The apartment is located within this highly desirable residential location within the heart of the medieval town centre of Shrewsbury, within close proximity to a wide selection of boutique shops, cafe's, restaurants as well as the Shrewsbury theatre in Frankwell. The nearby Quarry park is also readily accessible providing delightful riverside walks. Viewing comes highly recommended by the selling agent.

#### Accommodation

Entrance hallway, first floor landing, impressive open plan kitchen/diner/lounge with vaulted ceiling and exposed beams, ground floor bedroom, second floor mezzanine bedroom, second floor study area, stylish shower room, pleasing aspect to front, much sort after town centre location. Viewing is recommended.

Entrance door gives access to:

#### Hallway

With stairs rising to:

#### First floor landing

Having glazed window

Door then gives access to:

#### An attractive open plan lounge/kitchen/diner

18'2 max x 17'5 excluding staircase recess  
The kitchen area comprises: eye level and base units with built-in cupboards and drawers, wooden style worktop with inset stainless steel sink drainer unit with mixer tap over, integrated fridge, washing machine, slimline dishwasher, stainless steel finished oven, four ring electric hob, stainless cooker canopy over, sealed unit double glazed window and featured leaded glazed bullseye window, extractor fan, radiator, cupboard housing pressurised system, electric heating control panel.

The lounge/dining area comprises: featured vaulted ceiling with exposed timber and beams, radiator, two storage cupboards, wall mounted thermostat control unit.

From lounge/kitchen/diner door gives access to:

#### Bedroom

9'3 x 8'11  
Having sealed unit double glazed window, radiator, built-in wardrobe with fitted hanging rail, recess for TV.

From lounge/diner stairs rise to:

#### Mezzanine bedroom

13'11 max x 9'7 max  
Having part sloping ceilings, exposed timbers, two radiators, roof window, contemporary glass screen overlooking living area.

From lounge/diner a second set of stairs give access to:

#### Mezzanine study area

12'8 max reducing down to 6'5 x 6'8 max  
Having radiator, contemporary glazed screen overlooking living area, roof window, exposed timbers.

From lounge/diner door gives access to:

#### Contemporary shower room

Having tiled walk-in double width shower cubicle with wall mounted shower, glazed sliding shower screen, extractor fan to ceiling, wash hand basin with mixer tap over, storage cupboard below, WC with hidden cistern, wall mounted radiator, double shelved storage cupboard, tiled floor, recessed spotlights to ceiling.

#### Services

Mains water, electricity, drainage 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

#### Tenure

We are advised by the vendor that the property is to be LEASEHOLD with a share of the freehold.


The above charges/lease details have 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).

#### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## FLOORPLANS

