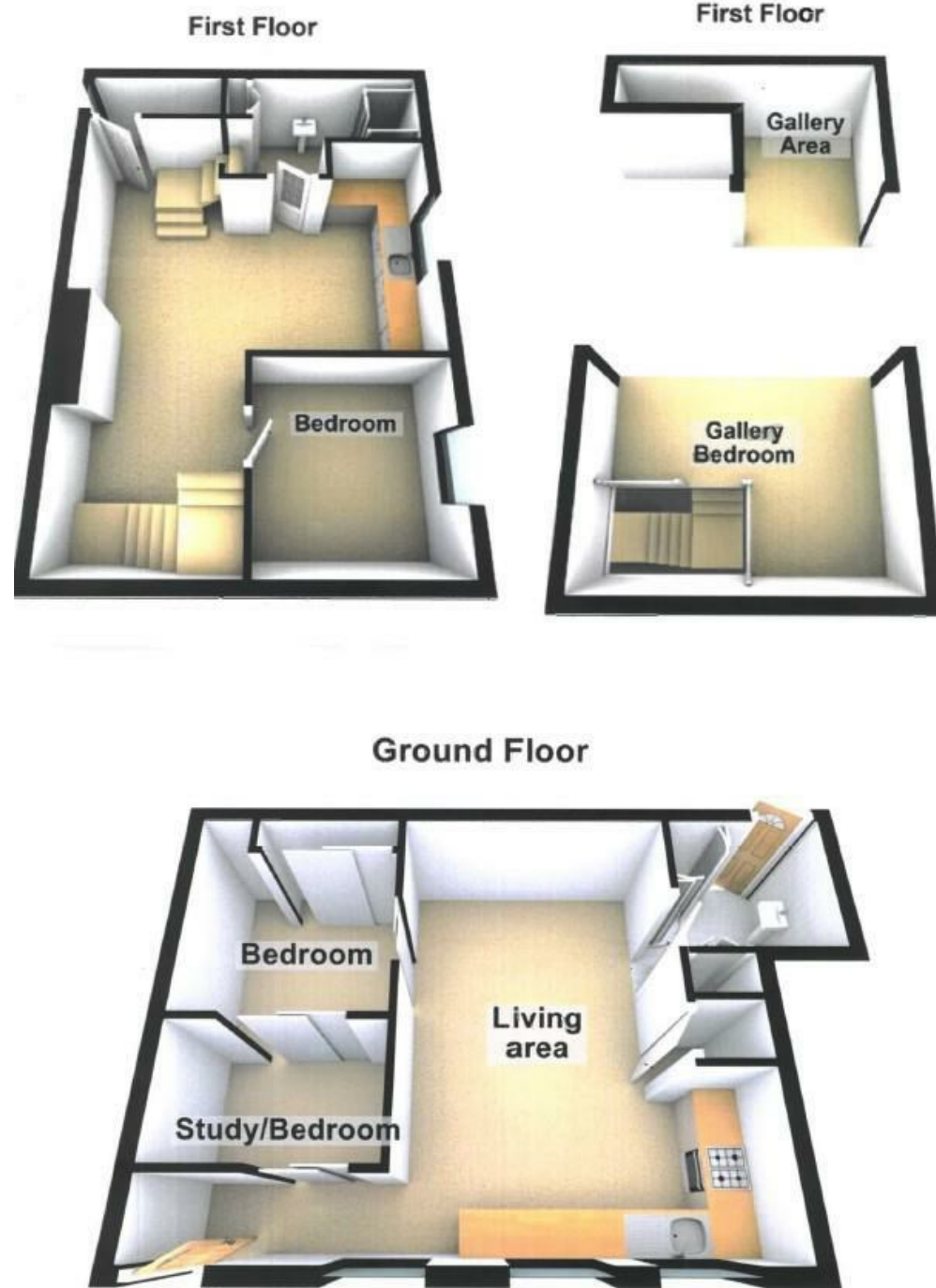


15a Swan Hill, Shrewsbury, Shropshire, SY1 1NL

www.hbshrop.co.uk



Important Notice - please read carefully

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.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £525,000

Viewing: strictly by appointment through the agent

Accommodation

Hallway, attractive open plan lounge/kitchen/diner, bedroom one with mirror fronted wardrobe, occasional bedroom two/study. stylish shower room, enclosed outside secluded rear courtyard and pleasing outlook to front.

Entrance door gives access to:

Hallway

Having pleasing aspect to front, fitted shutters.

Access is then given to:

Attractive open plan kitchen/diner/lounge

16'4 excluding recess x 13'9 max

The lounge/diner area comprises: parquet effect flooring, radiator, feature timber pillar, fitted storage cupboards with display shelving, wall mounted thermostat control unit, wall light point, cupboard housing pressurised water system.

The kitchen area comprises: a range of re-fitted eye level and base unit with built-in cupboards and drawers, integrated oven with four ring electric hob with stainless steel cooker canopy over, integrated washing machine and fridge, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer over, two glazed windows with pleasing aspect to front with fitted shutters, parquet effect flooring.

Sliding door from lounge/dining area gives access to:

Bedroom

8'2 x 7'2

Having large fitted mirror fronted wardrobe with display shelving to side.

Sliding door from bedroom one and from hallway gives access to:

Study/occasional bedroom

8'2 x 5'2

Having radiator.

From kitchen/dining area door give access to:

Stylish shower room

Having corner shower cubicle with drench shower over, low flush WC, wash hand basin with mixer tap over and storage cupboard below, wall hung heated towel rail, under-stairs storage cupboard, tiled floor and door giving access to courtyard.

Outside

To the rear of the apartment there is a beju and secluded door enclosed courtyard.

2 SUNDAY SCHOOL HOUSE

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 leads 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, fitted 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 timbers, radiator, two storage cupboards, wall mounted thermostat control unit.

From lounge/dining area door gives access to:

Bedroom one

9'3 x 8'11

Having sealed unit double glazed window, radiator, built-in wardrobe with fitted hanging rail, recess for TV.

From lounge/dining area stairs rise to:

Mezzanine bedroom two

13'1 max x 9'7 max

Having part sloping ceilings, exposed timbers, two radiators, roof window, contemporary glass screen overlooking living area.

From lounge/dining area a second set of stairs gives 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/dining area door gives access to:

Contemporary shower room

Having tiled walk-in double width shower cubicle with 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 recessed store 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

The vendor informs us that Business Rates are payable on this property.

Tenure

We are advised that the property is freehold but this has 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.



