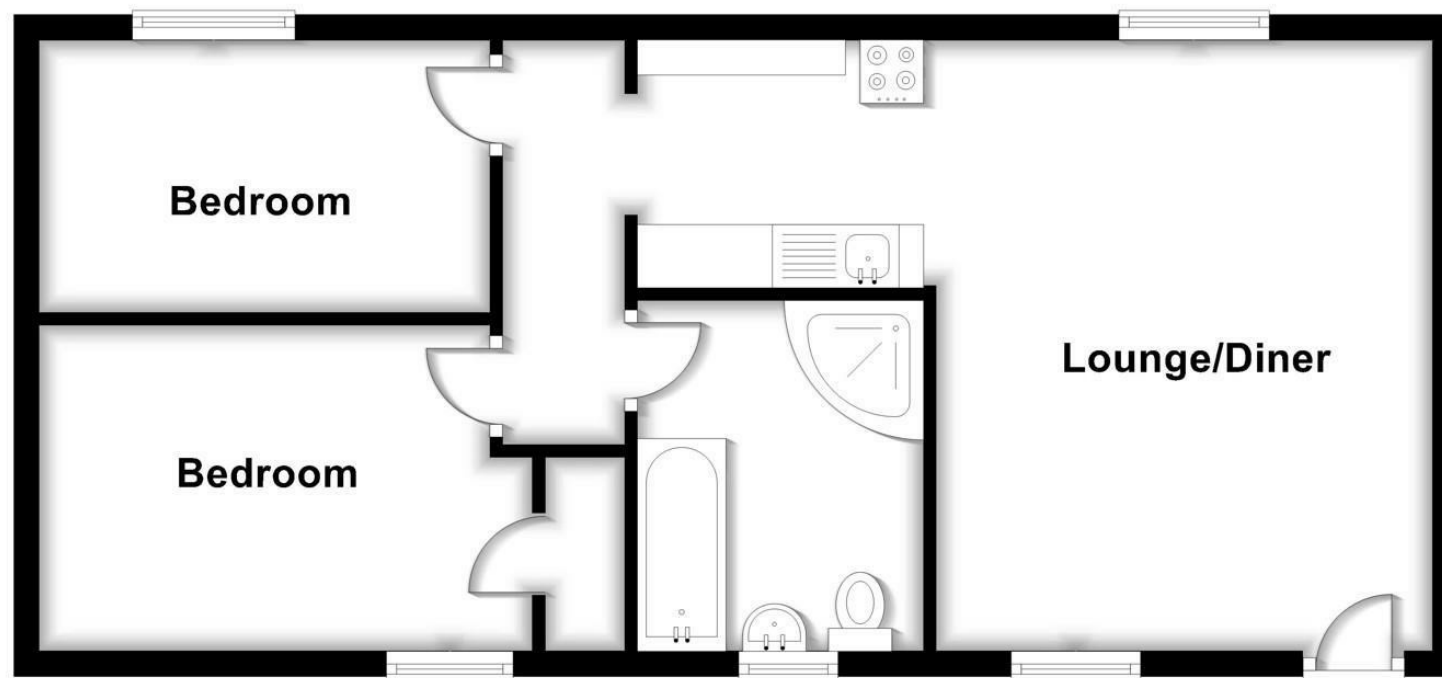


Bridge Mews Minsterley, Shrewsbury, Shropshire, SY5 0BA

www.hbshrop.co.uk

Ground Floor



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 £1,150,000

Viewing: strictly by appointment through the agent

Property 1

Lounge/diner
20'10 max 16'0 max

Inner Hallway

Ground floor bedroom one
13'1 x 8'8

Ground floor bedroom two
12'0 x 7'0

Ground floor bathroom

Property 2

Lounge/diner
12'4 x 10'6 max

Kitchen/breakfast room
10'2 x 9'3

First floor landing

Bedroom one
12'3 max x 12'1

Bedroom two
12'3 x 7'2 max

Bathroom

Property 3

Lounge
13'5 x 10'6

Kitchen/diner
16'2 x 10'8

First floor landing

Bedroom one
11'4 x 7'10

Bedroom two
13'0 max x 8'3 max

Bedroom

Property 4

Open plan kitchen/diner

Ground floor bedroom

Shower room

Flat 5

Hallway

Lounge
13'6 x 12'1

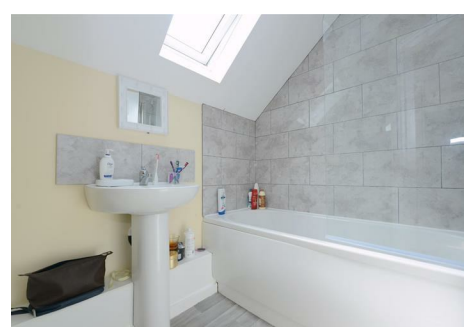
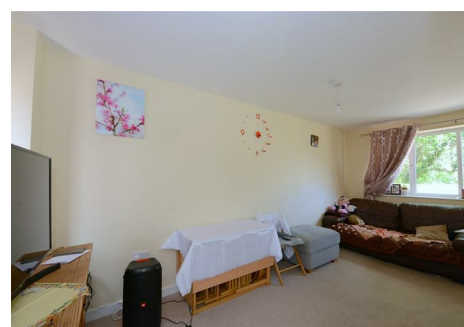
Kitchen
13'6 x 6'0

Inner hallway

Bedroom one
12'6 x 9'7

Bedroom two
9'1 x 6'0





Bathroom

Flat 6

Hallway

Lounge

13'5 x 13'1

Inner hallway

Kitchen

9'3 x 6'5

Bedroom one

11'5 max x 8'2 max

Bedroom two

9'5 x 7'3

Bathroom

13'6" x 6'11"

Flat 7

Hallway

Inner hallway

Lounge

14'8 x 14'6

Kitchen/breakfast room

13'7 x 8'5

Bedroom one

13'6 max x 11'8 max

Mains water, electricity and drainage are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Bedroom two

9'8 x 8'3

Bathroom

Flat 8

Hallway

Open plan lounge/diner/kitchen

14'4 excluding recess x 13'4

Bedroom one

13'8 max x 10'9 max

Bedroom two

7'9 x 5'2

Bathroom

Flat 9

Entrance hallway

First floor landing

Lounge

14'7 x 14'7 max

Kitchen

13'6 x 6'11

Bedroom one

14'0 max x 13'7 max

Bedroom two
13'5 x 6'7

Bathroom

Flat 10

Kitchen/breakfast room
13'10 x 11'7

Lounge
17'2 x 10'10 max reducing down to 7'0

First floor landing

Bedroom one
11'8 x 7'6

Bedroom two
9'11 max x 7'1

Bathroom

Flat 11

Kitchen/breakfast room
13'7 x 11'7

Lounge
17'2 x 10'10 reducing down to 7'0

First floor landng

Bedroom one
11'7 max x 7'7 max

Bedroom two
10'0 x 7'1

Bathroom

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.

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).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

EPCs for SY5 0BA

- 1 Bridge Mews E
- 2 Bridge Mews C
- 3 Bridge Mews C
- 5 Bridge Mews C
- 6 Bridge Mews C
- 7 Bridge Mews C
- 8 Bridge Mews B
- 9 Bridge Mews C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 