

2 Canal Side, Castlefields, Shrewsbury, Shropshire, SY1 2RS

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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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £265,000

Viewing: strictly by appointment through the agent

Forming part of a select development this is an attractive and spacious sympathetically renovated two double bedroom Grade II listed period town house. The property has been finished to a high standard and comprises instantly appealing living accommodation throughout and some pleasing features some of which include: re-fitted kitchen with a range of built-in appliances, two double bedrooms both with en-suite shower rooms, cellar and allocated car parking space. Castlefields is a popular residential location on the fringe of the Shrewsbury town centre within close proximity to excellent amenities, tranquil riverside walks and railway station. Viewing comes highly recommended by the selling agent. The accommodation briefly comprises: Entrance hall, lounge, contemporary re-fitted kitchen/breakfast room with built-in appliances, side entrance/lobby, cellar, first floor landing having double bedroom with en-suite shower room, second floor landing having double bedroom with en-suite shower room, one allocated car parking space, contemporary low maintenance part walled rear gardens, electric heating. This property benefits from a 10 year building warranty. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Wooden entrance door with glazed window above gives access to:

Hallway

Having part period tiled floor, radiator, under-stairs storage cupboard housing electric boiler and pressurized water system.

Door from hallway gives access to:

Lounge

13'4 x 13'0
Having glazed sash windows to front, two radiators, TV aerial point, exposed wooden flooring.

Large square arch from lounge gives access to:

Re-fitted kitchen./breakfast room

12'1 x 10'10
Having a range of contemporary eye level and base units with built-in cupboards and drawers, integrated fridge freezer, washer dryer, dishwasher, oven, four ring electric hob and stainless steel cooker canopy over, fitted wooden style worktops with inset stainless steel sink with mixer tap over, wood effect flooring, radiator, recessed spotlights to ceiling, tiled splash surrounds, double glazed doors to rear.

Door from kitchen/breakfast room gives access to:

Cloakroom

Having low flush WC, wash hand basin with mixer tap over, storage cupboard below, wall hung towel rail, extractor fan to ceiling, wood effect flooring.

Door from lounge gives access to:

Side entrance/lobby

Having tiled floor, sealed unit double glazed door giving access to side of property.

Door from side entrance/lobby gives access to concrete steps that lead down to:

Cellar

13'7 x 12'7

From hallway stairs rise to:

First floor landing

Door gives access to:

Bedroom

13'10 x 13'5 max

Having feature beams to ceiling, glazed sash window to front, radiator.

Sliding door gives access to:

En-suite shower room

having tiled shower cubicle with wall mounted mixer shower, low flush WC, wash hand basin with mixer tap over with store cupboard below, wall hung towel rail, wall mounted extractor fan, shaver point, feature beam to ceiling, spotlights, tiled floor.

From first floor landing stairs case rises to:

Second floor landing

with door giving access to:

Bedroom

13'3 max x 13'6 max

Having glazed sash windows to front, radiator.

Door to:

En-suite shower room

Having large walk-in tiled shower cubicle with wall mounted mixer shower, low flush WC, wash hand basin with mixer tap over and storage cupboard below, tiled floor, double glazed roof window to rear, recessed spotlights to ceiling, wall mounted extractor fan and heated towel rail.

Outside

To the rear of the property there is a contemporary low maintenance rear garden having Indian sandstone paved patio areas, stoned section, outside lighting point and is enclosed by brick walling and fencing. There is one allocated car parking space within the residence car park.

AGENTS NOTE

Under the estate agency act 1979 is a requirement to disclose one of the vendors of this property is a director of Holland Broadbridge.

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 TBC

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.

| 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 | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

FLOORPLANS

