

30 Sultan Road, Shrewsbury, Shropshire, SY1 2SR

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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 Over £190,000**

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN and large southerly facing rear garden this is a well proportioned, mature three bedroom semi-detached house. The property is located within Castlefields which is within walking distance of riverside walks, a variety of good local amenities, railway station and Shrewsbury town centre. The property does require some general modernisation/improvement allowing potential purchasers to remodel the property in their own particular style. Early viewing is recommended by the agent.

#### Accommodation

Entrance hallway, lounge, kitchen/diner, first floor landing, three bedrooms, wet room, low maintenance front garden, large rear enclosed gardens, driveway, double glazing, gas fired central heating. NO UPWARD CHAIN.

Double glazed entrance door gives access to:

#### Entrance hallway

Having radiator.

Door from entrance hallway gives access to:

#### Lounge

12'4 x 11'11

Having upvc double glazed window to front, radiator, marble style hearth with brick style surround with extends to both sides, under-stairs storage cupboard.

Folding door from lounge gives access to:

#### Kitchen/diner

15'9 x 8'0

Having eye level and base units, built-in drawers, free standing cooker, space for appliances, fitted worktop with inset stainless steel sink with mixer tap over, double glazed window to rear, double glazed sliding patio door giving access to rear gardens, breakfast bar, radiator.

From hallway stairs rise to:

#### First floor landing

Having double glazed window to side, loft access.

From first floor landing doors give access to: Three bedrooms and wet room.

#### Bedroom

12'3 x 7'11

Having double glazed window to rear, linen store cupboard housing gas fired central heating boiler, radiator.

#### Bedroom

9'7 x 7'11

Having double glazed window to front, radiator.

#### Bedroom

8'0 x 7'5

Having double glazed window to rear, radiator.

#### Wet room

Having wall mounted electric shower, low flush WC, wash hand basin with mixer tap over, non slip flooring, double glazed window to front, radiator, wall mounted extractor fan.

#### Outside

To the front of the property there is a tarmac driveway, low maintenance stoned frontage to side with timber fencing.

Gated pedestrian side access then leads to the property's:

#### Large rear gardens

Having large patio areas with outside cold tap, lawned garden, stoned sections, timber garden shed. The rear gardens are enclosed by fencing.

#### Services

Mains water, electricity, drainage and gas 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 A**

#### 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).

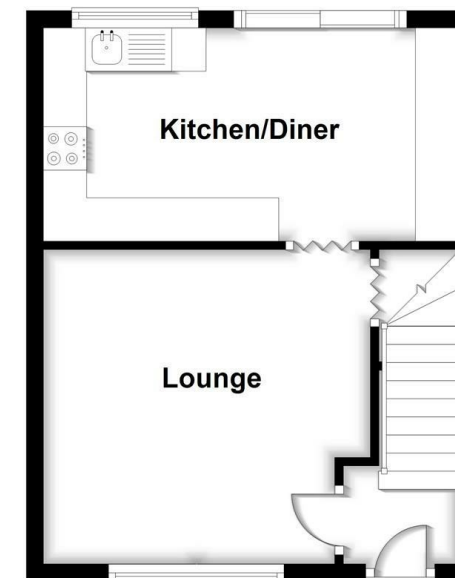
#### Disclaimer

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(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

Ground Floor



First Floor

