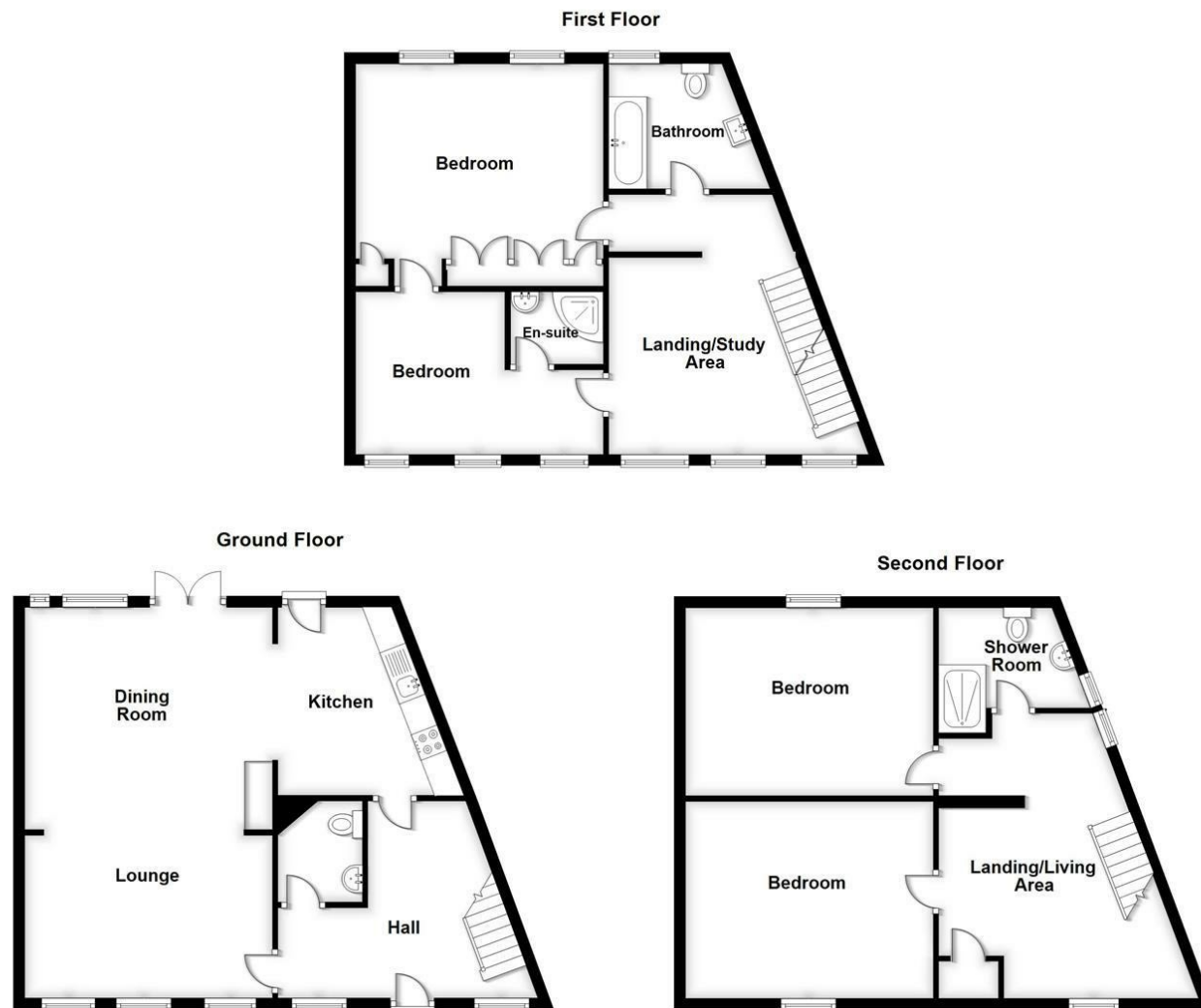


Alpha House, 10 Cross Hill, Shrewsbury, Shropshire, SY1 1JH

www.hbshrop.co.uk



Offers In The Region Of £539,000

Viewing: strictly by appointment through the agent

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.
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Wooden panelled entrance door gives access to:

Hallway

Having two secondary glazed sash windows to front, radiator, wooden flooring. Door from hallway gives access to:

Cloakroom

Having low flush wc, pedestal wash hand basin, fully tiled to walls, wooden flooring, radiator.

Door from hallway gives access to:

Lounge / diner

23.6 x 14'5

The lounge area comprises: Three secondary double glazed sash windows top front, wood effect flooring, radiator, exposed timbers to ceiling. The dining area comprises: period style gas fire set to a tiled hearth with decorative fire surround, wood effect flooring, two radiators, two glazed windows to rear, secondary glazed sash doors giving access to the rear courtyard.

From lounge/diner square arch gives access to:

Modern re-fitted kitchen/breakfast room

14'10 max x 6'11 max average measurement

Having a range of contemporary eye level and base units with built-in cupboards and drawers, fitted wooden worktops with inset Belfast style sink with mixer tap over, under unit worktop lighting, vinyl tiled effect floor covering, integrated double oven with four ring electric hob over with wall mounted cooker canopy, decorative leaded part glazed door giving access to rear of courtyard, space for American style fridge and freezer, interconnecting door from hallway.

From hallway wooden staircase leads down to:

Cellar

Providing useful storage space and having fitted power and light.

From hallway stairs rise to:

First floor landing with office area

Having three secondary double glazed sash windows to front, radiator. From first floor landing / office area panelled doors give access to two bedrooms and re fitted bathroom.

Bedroom one

14'10" x 11'8"

Having two upvc double glazed windows to rear, a range of mirror fronted built-in wardrobes with eye level storage cupboards, radiator.

Bedroom two

15'4" max into recess x 9'3" max into recess

Having three secondary double glazed sash windows to front, two fitted wardrobes with centralised chest of drawers and eye level storage cupboards above, radiator. Door to:

En suite shower room

Having tiled corner shower cubicle, pedestal wash hand basin, fully tiled to walls, vinyl wood effect floor covering.

Re fitted bathroom

Comprises: Timber style P-shaped panelled bath with shower over and glazed shower screen to side, pedestal wash hand basin, low flush wc, ceramic tiled floor, fully tiled to walls, upvc double glazed window to rear, coving to ceiling, heated chrome style towel rail.

From first floor landing/office area stairs rise to:





Second floor landing / living area

And comprises: Glazed window to front with pleasing aspect towards the Market Hall and beyond, further glazed window to the rear with pleasant aspect towards St John's Hill, the Shrewsbury School and beyond, radiator, further over-stairs storage cupboard housing the gas fired central heating boiler.

From second floor landing/living area doors then give access to two further bedrooms and re fitted shower room:

Bedroom three

14'10" x 11'10"

Having glazed window with pleasing aspect to the rear towards St John's Hill and the Shrewsbury School, radiator.

Bedroom four

14'3" x 12'1"

Having built-in double wardrobe with storage cupboard above, radiator, glazed window to front.

Re fitted shower room

Having a large walk-in shower cubicle with electric shower over and glazed shower screen to side, low flush wc, pedestal wash hand basin, radiator, fully tiled to walls, glazed window to rear.

Outside

To the rear of the property there is an enclosed Victorian style courtyard offering good levels of privacy and comprise: paved patio area, gravelled sections with inset shrubs, outside cold tap and wind out canopy.

Agents note

On exchange of contracts the vendor/s will pay for a parking permit at St Julian's Friars car park for a 2 year period.

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

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

