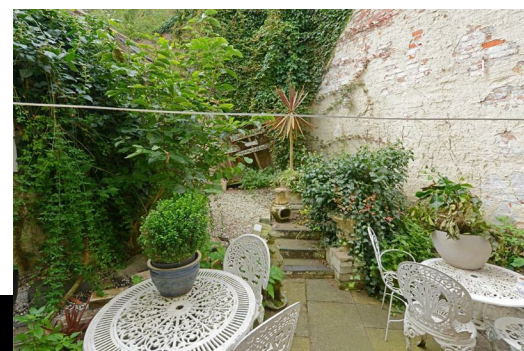


Alpha House, 10 Cross Hill, Town Centre, Shrewsbury,
Shropshire, SY1 1JH

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

Auction Guide £405,000

Viewing: strictly by appointment
through the agent

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Description

Dating back to the Queen Anne period (around 1713), this is a most attractive, spacious and improved four bedroom Grade II Listed Town House. The property benefits from well proportioned and appealing accommodation, with a total floor area of 174 square meters, over four floors, and boasts an attractive Victorian style southerly-facing rear enclosed courtyard. The property occupies a prime Town Centre position, within the loop of the River Severn; which is a beautiful conservation area, noted for its fine architecture, and close to a variety of shops, restaurants, cafés, and the beautiful Quarry Park with its tranquil riverside walks. The Shrewsbury Girls High School is in the immediate vicinity, as is the Convent School and the independent Shrewsbury School. The Shrewsbury railway station is easily accessed on foot, with regular services to Wolverhampton, Birmingham (for onward travel to London), Cardiff, Manchester and beyond. Viewing of this property comes highly recommended by the selling agent for the property and its location to be fully appreciated.

The accommodation briefly comprises the following

Entrance hallway, cloakroom, lounge/diner, Modern re-fitted kitchen/breakfast room, cellar, first floor landing/study area, two double bedrooms (one of which having en suite shower room), re fitted family bathroom, second floor landing/living area having two further double bedrooms and re fitted shower room, Victorian style private rear enclosed courtyard, extensive double glazing, gas fired central heating, CCTV system.

The accommodation in greater detail comprises

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.

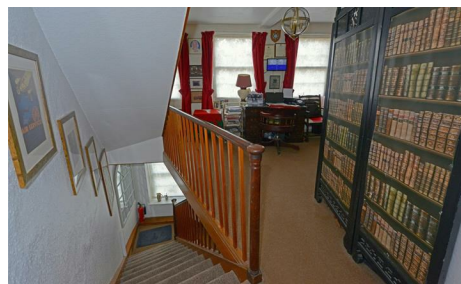
From lounge/diner square arch gives access to:

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 period of 12 months.

All wall mounted entertainment packages are included in the sale of this house due to the impractical nature of taking them down, this also includes the Home wall mounted CCTV security system.

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.

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

