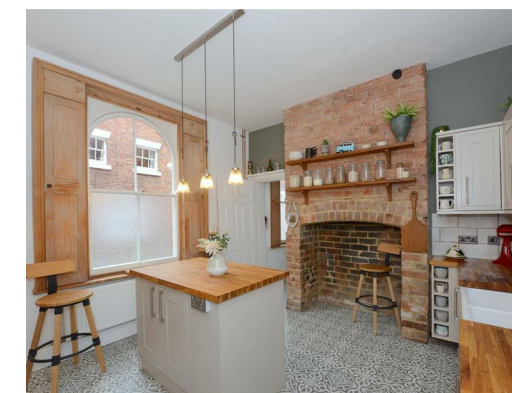


22a Swan Hill, Shrewsbury, Shropshire, SY1 1NQ

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:

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Offers In The Region Of £300,000

Viewing: strictly by appointment through the agent

An attractive, much improved and well presented Grade II listed, two bedroom mid terrace town Centre townhouse, having instantly appealing living accommodation over three floors, . The property occupies an extremely desirable location in the heart of the medieval town Centre. The county town of Shrewsbury has an extensive range of shopping facilities which includes; supermarkets, banks, bar, restaurants, cathedral, theatre and tranquil riverside walks within the Quarry Park. The town is also noted for exceptional schools both within the state and independent sectors. Early viewing comes highly recommended by the sole selling agent.

The accommodation briefly comprises of the following: Covered side entrance/lobby area, reception hallway, attractive re-fitted kitchen/breakfast room with a range of built-in appliances, first floor landing, lounge, stylish re-fitted shower room, boiler room, second floor landing having two bedrooms, rear enclosed brick paved courtyard, gas fired central heating, period feature.

The accommodation in greater detail comprises:

Wooden entrance door with glazed window above gives access to:

Covered side entrance/lobby area

Having brick paved floor and wooden door giving access to rear courtyard.

Door then gives access to:

Reception hallway

Having period style tiled flooring, glazed sash window with original fitted shutters to front, glazed sash window to rear.

Door from reception hallway gives access to:

Attractive re-fitted kitchen/breakfast room

12'5 x 11'11

Having a range of attractive eye level and base units with built-in cupboards and drawers, integrated AEG oven, AEG microwave combination oven, AEG ceramic hob with stainless cooker canopy over, integrated dish washer, fridge freezer washing machine, kitchen island with fitted wooden worktop, storage cupboard below, integrated wine cooler, fitted wooden worktops with inset twin ceramic sink with mixer tap over, tiled splash surrounds, feature exposed brick chimney breast, glazed sash window to front with original fitted shutters, radiator, walk-in pantry style store cupboard with glazed sash window, period tiled style flooring.

From reception hallway stairs rise to:

First floor landng

Having useful storage cupboard, glazed sash window to front.

Doors from first floor landing then give access to: Lounge and re-fitted shower room.

Lounge

12'10 x 12'4

Having sash window to front, glazed sash window to rear, period fire place, radiator.

Door from lounge gives access to:

Boiler room

Having wall mounted gas fired central heating boiler, glazed sash window.

Re-fitted shower room

Having a three piece modern suite comprising: walk-in tiled shower cubicle, large wash hand basin with mixer tap over set to a granite style worktop with storage cupboard below, low flush WC, part tiled to walls, tiled floor, heated chrome style towel rail, glazed sash window to rear.

From first floor landing stairs rise to:

Second floor landing

Having glazed sash window to rear, radiator.

Doors then give access to: Two bedrooms

Bedroom one

12'10 x 12'3

Having glazed sash window to front and to rear, feature timber fire surround.

Bedroom two

8'3 x 8'1

Having glazed sash window with pleasing aspect to front, over-stairs storage cupboard, radiator.

Outside

To the rear of the property there is low maintenance brick paved courtyard.

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 C

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.

FLOORPLANS

