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**Offers In The Region Of £420,000**

Viewing: strictly by appointment through the agent

An extremely attractive, beautifully presented, spacious and well proportioned three / four double bedroom end of terrace period town house with instantly appealing accommodation over four floors. This striking property is situated within this desirable residential location, close to the Shrewsbury Railway Station, tranquil riverside walks leading to the Quarry Park and medieval town centre of Shrewsbury. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, bay fronted lounge, sitting room, dining room, kitchen/breakfast room, walk-in pantry, utility room, useful part covered storage area, first floor landing having two double bedrooms and bathroom, second floor landing having master bedroom with large walk-in wardrobe/eaves storage space and ensuite bathroom, front and charming wall rear enclosed courtyard, period feature throughout., gas fired central heating. Viewing is essential.

The accommodation in greater detail comprises:

Wooden entrance door with glazed window above gives access to:

**Reception hallway**

Having radiator, dado rail, cornice to ceiling.

Wooden panel door from reception hallway gives access to:

**Bay fronted lounge**

15'2 max into bay x 14'9

Having walk-in glazed bay sash window, imposing period fireplace with beautifully stone fire surround, cornice to ceiling, radiator, picture rail.

Wooden panel door from reception hallway gives access to:

**Sitting room**

12'3 x 12'1

Having period fireplace with beautiful stone fire surround, glazed sash window to rear, modern wash hand basin with mixer tap over, radiator, cornice to ceiling, picture rail.

Stairs from reception hallway lead down to:

**Half landing**

Having wooden framed glazed door To rear, part glazed door from half landing gives access to:

**Cloakroom**

Having low flush WC, wall mounted wash hand basin, two glazed windows.

From half landing stairs descend down to:

**Inner hallway**

Having understairs storage cupboard.

Wooden panel door from inner hallway gives access to:

**Dining room**

11'8 x 10'1

Having large glazed sash windows to rear, radiator, custom made wooden storage cupboard housing gas fired central heating boiler, two further pine storage cupboards, former open fire with exposed brick hearth, picture rail.

Arch from dining room gives access to:

**Kitchen/breakfast room**

12'9 x 10'10

Having fitted units and built-in cupboards and drawers, quarry tiled fitted worktops with inset circular sink with circular drainer to side and mixer tap over, tiled effect vinyl flooring, integrated oven, display shelving, radiator, picture rail, glazed window, space for appliances.

Wooden door from kitchen/breakfast room gives access to a partial covered useful storage area.

Door from kitchen/breakfast room gives access to:

**Pantry**

7'4 x 3'2

From pantry arch gives access to:

**Utility room**

9'4 x 8'7

Having stainless steel sink, tiled effect vinyl floor covering, glazed window, fitted worktop.

From reception hallway stairs rise to:

**Half landing**

Having stained glazed sash window to rear. From half landing stairs rise to:

**First floor landing**

Having walk-in airing cupboard.

Wooden panel doors then give access to: Two double bedrooms and bathroom.

**Bedroom three**

13'1 x 12'1

Having glazed sash window to front, radiator, period fireplace with beautiful stone fire surround.

**Bedroom two**

12'4 x 12'2

Having glazed sash window to rear, period fireplace with beautiful stone fire surround, radiator.

**Bathroom**

Having timber style panel bath with electric shower over, His and Hers wash hand basin set to vanity unit, bidet, low flush WC, glazed sash window to rear, exposed painted wooden flooring, picture rail, wall mounted extractor fan.

From first floor landing stairs rise to:

**Second floor**

With access to:

**Bedroom one**

15'8" x 14'11"

Having two roof windows with fitted blinds, eaves storage, radiator, picture rail.

Door from bedroom gives access to:

**Large walk-in wardrobe/eaves storage**

17'9 x 4'0

Having sloping ceiling, fitted hanging rails

Wooden panel door from bedroom one gives access to:

**Modern ensuite bathroom**

Having P shaped panel bath with drench shower over glazed shower screen to side, pedestal wash hand basin, low flush WC, wood effect flooring, heated chrome style towel rail, extractor fan and recessed spotlights to ceiling.

**Outside**

To the front of the property there is a contemporary low maintenance frontage having Indian sandstone patio, paved steps leading to front door, three pillars with wrought iron railings.

**Rear gardens**

To the rear there is a charming low maintenance courtyard having paved areas, paved steps leading to gated side access, outside cold tap, outside lighting point. The rear courtyard is enclosed by brick walling.

**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).

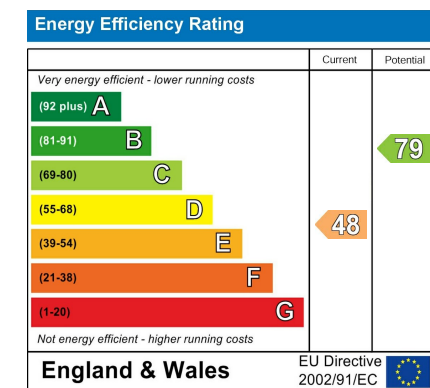
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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

