

70 St. Michaels Gate, Shrewsbury, Shropshire, SY1 2HL

www.hbshrop.co.uk



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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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Offers In The Region Of £269,995

Viewing: strictly by appointment through the agent

Occupying a secluded position on this popular, modern and residential development this is a deceptively spacious, well proportioned and improved three double bedroom mid-terrace house. The property boasts many pleasing features which also has the added benefit and unusual benefit of a driveway with single garage. The property is within striking distance of the railway station, Shrewsbury Town Centre with all of its major independent amenities and tranquil riverside walks leading to the Quarry Park. This property will be of interest to a number of buyers and viewing is highly recommended by the selling agent.

Accommodation

The accommodation briefly comprises of the following hallway, lounge, attractive kitchen/diner, first floor landing, three double bedrooms, modern bathroom, driveway, single garage, good sized rear enclosed gardens, upvc double glazing, gas fire central heating, striking distance of the Shrewsbury Town Centre and viewing is highly recommended.

Canopy over double glazed entrance door gives access to;

Hallway

Having wood effect flooring and radiator.

Door to;

Lounge

14'5 x 12'10 max reducing down to 9'7 minimum Having upvc double glazed window overlooking rear gardens with upvc double glazed French doors giving access to rear gardens, radiator, wood effect flooring and under stairs storage cupboard.

Square arch from lounge gives access to;

Attractive Kitchen/Diner

12'10 x 9'2 Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset sink drainer unit and mixer tap over, integrated oven, four ring gas hob with concealed cooker extractor fan over, upvc double glazed window to rear, small table and chairs, wood effect flooring, radiator and space for appliances.

From hallway stairs rise to;

First Floor Landing

Doors then give access to three double bedrooms and modern bathroom.

Bedroom 1

12'6 x 9'6 excluding recess Having over stairs wardrobe, radiator and upvc double glazed window.

Bedroom 2

14'9 x 8'0 Having two upvc double glazed windows and radiator.

Bedroom 3

11'2 x 7'9 Having upvc double glazed window and radiator.

Modern Bathroom

Having a three piece suite comprising bath with mixer shower over, pedestal wash hand basin, low flush wc, part tiled to walls, vinyl floor covering, heated chrome style towel rail, upvc double glazed window, recess spotlights and extractor fan to ceiling.

Outside

To the side of the property there is a tarmac driveway which leads to a SINGLE DRIVEWAY. Gated side access then leads to;

Rear Gardens

Having paved patio area, lawned garden, well stocked borders, the rear gardens are enclosed by fencing.

Services

Mains water, electricity, Gas mains drainage 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 B

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(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

