

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

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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:

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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, Hygiene Eco granite sink (Water filter on tap - change every 6 months, integrated oven, New gas ringed 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, (2 in 1 washer dryer).

- 3.
- 4.
- 5.
- 6.

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                                   |  | 73                      |                                                                                     |
| (69-80) C                                   |  |                         |                                                                                     |
| (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**