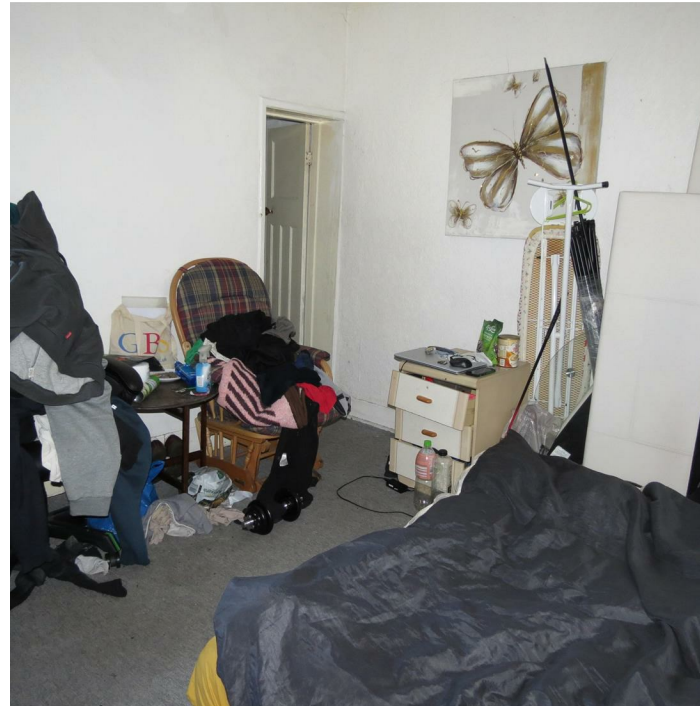


147 New Park Road, Castlefields, Shrewsbury, Shropshire,  
SY1 2SE

[www.hbshrop.co.uk](http://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.
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**Offers In The Region Of £179,995**

Viewing: strictly by appointment through the agent

A deceptively spacious and particularly well proportioned mature two/three bedroom mid-terrace house, requiring modernisation/improvement throughout. The property is situated within this popular residential location within close proximity to local amenities, the Shrewsbury Railway Station, tranquil riverside walks leading to the Quarry park and medieval town centre.

The accommodation briefly comprises the following: Lounge, inner hall, separate dining room, kitchen, ground floor bathroom, first floor landing having two bedrooms, further bedroom/cot room, useful attic area, front and generous size well established rear gardens, part double glazing, gas fire central heating, popular and convenient residential location.

The accommodation in greater detail comprises the following:

UPVC double glazed entrance door gives access to:

**Lounge**

13'2 x 12'5

Having upvc double glazed window to front, fireplace, picture rail.

Doorway from lounge gives access to:

**Inner hallway**

From inner hallway door gives access to:

**Dining room**

12'4 x 9'6

Having upvc double glazed window to rear, radiator, picture rail.

Door from dining room gives access to:

**Kitchen**

8'6 x 6'4

Having eye level and base units, fitted worktops with inset sink and mixer tap over, upvc double glazed window, wall mounted gas fired central heating boiler, door giving access to rear of property.

Door from kitchen gives access to:

**Bathroom**

Having bath, electric shower over, wall mounted wash hand basin, low flush WC, two glazed windows, radiator.

From lounge stair rise to:

**First floor landing**

From first floor landing door gives access to: Two bedrooms

**Bedroom one**

12'7 x 10'0

Having fireplace, upvc double glazed window to front, radiator.

**Bedroom two**

12'7 max x 9'7

Having glazed sash window to rear, radiator, fireplace.

Door from bedroom gives access to:

**Bedroom/cot room**

9'0 x 7'2

Having glazed window to rear.

From first floor landing stairs rise to:

**Useful attic area**

12'9 x 10'9

Having roof window.

**Outside**

To the front of the property there is a low maintenance paved area with low rise brick walling and paved pathway giving access to front door. To the rear there is a generous size garden having paved area, paved patio, timber garden shed, lawned garden. The rear gardens are enclosed.

**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 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).

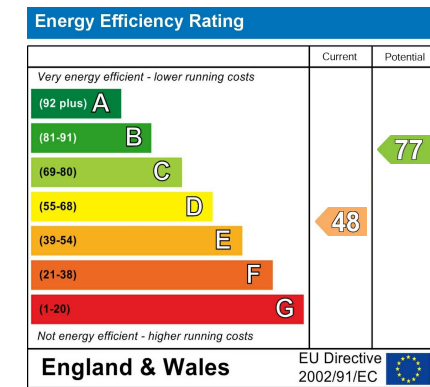
**Referral fee disclaimer**

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.



**FLOORPLANS**