



4 All Saints Terrace, Castlefields, Shrewsbury, Shropshire,  
SY1 2LG

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**Offers In The Region Of £195,000**

Viewing: strictly by appointment  
through the agent

Offered for sale with NO UPWARD CHAIN, is this well presented and deceptively spacious two bedroom end of terrace house which occupies a lovely secluded position. Castlefields is a popular residential location on the fringe of the Shrewsbury town Centre within close proximity to excellent amenities, tranquil riverside walks and railway station. This property will appeal to many buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, kitchen/diner, first floor landing, two bedrooms, bathroom, allocated car parking space, low maintenance rear enclosed garden, sealed unit double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

**Entrance hallway**  
Having radiator.

Door from entrance hallway gives access to:

**Lounge**  
12'10 max into understairs recess x 12'4  
Having sealed unit double glazed window to front, tiled hearth with decorative fire surround, radiator, TV aerial point, wall light points, coving to ceiling.

Door from lounge gives access to:

**Lounge/diner**  
12'10 x 10'4  
Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with cooker canopy over, tiled splash surrounds, tiled floor, space for appliances, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, sealed unit double glazed window to rear, part glazed door giving access to rear gardens, wall mounted extractor fan, radiator.

From hallway stairs rise to:

**First floor landing**  
Having loft access.

Doors then gives access to: Two bedrooms and bathroom.

**Bedroom one**  
11'6 x 9'10  
Having sealed unit double glazed window to front, radiator, store cupboard housing Valliant gas fired central heating boiler, linen store cupboard to side with radiator.

**Bedroom two**  
11'5 x 7'4  
Having sealed unit double glazed window to rear, radiator.

**Bathroom**  
Having a three piece white suite comprising: Panel bath with mixer shower over, glazed folding shower screen to side, wall mounted wash hand basin, low flush WC, part tiled to walls, radiator, vinyl tiled effect floor covering, sealed unit double glazed window to rear, radiator, extractor fan to ceiling.

**Outside**  
To the front of the property there is one allocated car parking space.

**Rear gardens**  
To the rear of the property there is a low maintenance garden comprising: Paved patio area with stone borders, timber garden shed, gated rear pedestrian access.

**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.

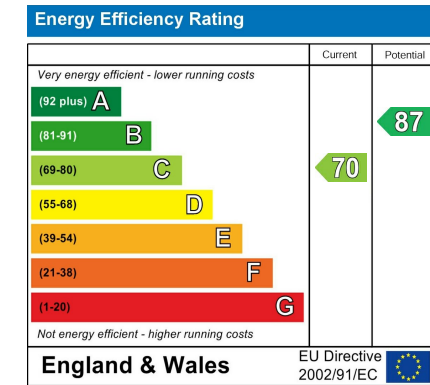
Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**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**

