

46 Abbey Wharf Mill Road, Abbey Foregate, Shrewsbury,  
Shropshire, SY2 6AY

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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 £289,995**

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, this is a well presented, modern and deceptively spacious three double bedroom mid terrace town house, with appealing accommodation over three floors. The property is situated on this particularly secluded modern development, within this sought after residential location, close proximity to local amenities, riverside walks leading to the Quarry Park and is within walking distance of the Shrewsbury town centre. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge/diner, modern kitchen with a range of built-in appliances, first floor landing having two double bedrooms, modern family bathroom, second floor landing having master bedroom with ensuite shower, low maintenance front and rear enclosed gardens, allocated car parking space plus additional parking, double glazing, electric heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

**Entrance hallway**  
Having electric heater.

Door to:

**Cloakroom**  
Having low flush WC, wash hand basin, tiled floor, wall mounted extractor fan.

Door from entrance hallway gives access to:

**Lounge/diner**  
13'10 max x 12'8  
Having double glazed French doors giving access to rear gardens, electric heater, TV and SKY point, generous size understairs storage cupboard,

Door from entrance hallway gives access to:

**Modern kitchen**  
9'9 x 6'11  
Having contemporary eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob, fridge freezer, washing machine, slimline dishwasher, stainless steel cooker canopy, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, double glazed window to front, tiled floor, electric heater.

From entrance hallway stairs rise to:

**First floor landing**  
Having electric heater.

Doors then give access to: Two double bedrooms and bathroom.

**Bedroom two**  
13'10 max a 10'3 max  
Having double glazed window to rear, electric heater.

**Bedroom three**  
12'3 x 6'10 max  
Having electric heater, double glazed window with pleasing aspect to front.

**Bathroom**  
Having a three piece modern suite comprising: Panel bath, glazed shower screen to side with shower attachment off taps, wall hung wash hand basin, low flush WC, tiled floor, heated chrome style towel rail, double glazed window to front, tiled floor.

From first floor landing stairs rise to:

**Second floor landing**  
Having store cupboard housing pressurised water system.

From second floor landing door gives access to:

**Bedroom one**  
13'10 max reducing down to 10'3 min x 13'3 max  
Having double glazed window with pleasing aspect to front, TV aerial point, electric heater.

Door from bedroom one gives access to:

**Ensuite shower room**  
Having tiled corner shower cubicle, wall hung wash hand basin, low flush WC, tiled floor, heated chrome style towel rail, double glazed roof window, extractor fan.

**Outside**  
To the front of the property paved pathway gives access to front door with low maintenance stone front garden.

**Rear gardens**  
The rear gardens offer low maintenance having raised wrought iron balcony area with wrought iron steps leading down to a paved patio area, low maintenance stone sections, timber garden shed, paved pathway, gated rear pedestrian access. Nearby there is one allocate car parking space plus additional visitor parking.

**Services**  
Mains water, electricity, 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 C**

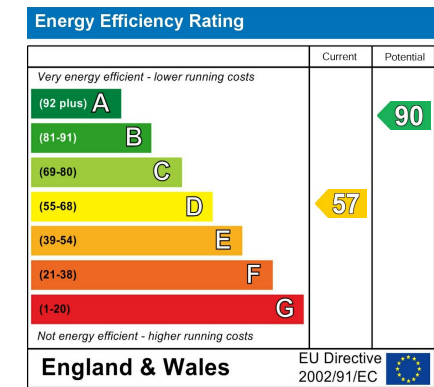
**Tenure**  
We are advised that the property is FREEHOLD.  
The vendor/s have informed us these details/charges are applicable:

Service charge for the up keep of the development is approx £368.00 per annum.  
The above charges/lease details have 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

