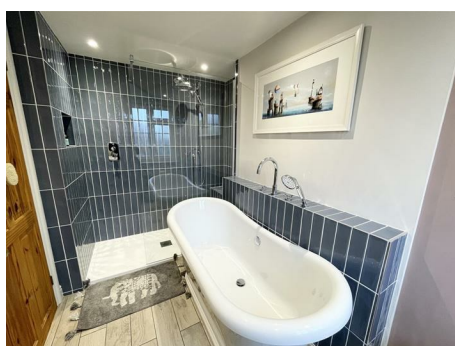




61 St Michaels Street, Shrewsbury, Shropshire, SY1 2HA

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:

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Offers In The Region Of £249,995

Viewing: strictly by appointment through the agent

An attractive, deceptively spacious and greatly improved three bedroom period end of terrace town house which boasts instantly appealing living accommodation over three floors. To the front, the property overlooks a park and has views towards Haughmond Hill, with the rear overlooking St Michael's Church. In addition the property is within striking distance of excellent local amenities, railway station, tranquil riverside walks and the medieval town Centre of Shrewsbury. Early viewing comes highly recommended by the selling agent.

Attractive lounge, bespoke re-fitted kitchen/diner, lean-to, first floor landing having bedroom and bespoke re-fitted bathroom, second floor landing having two further good sized bedrooms, attractive low maintenance walled rear gardens, gas fired central heating. Viewing is recommended.

Wooden entrance door gives access:

Lounge

12'1" x 11'10"

Attractive stove set to a plaster and painted chimney breast, sealed unit double glazed sash window to front and radiator.

Panelled door from lounge then gives access:

Luxury re-fitted kitchen/diner

12'3" x 10'10"

Having a range of contemporary eye level and base units with built-in cupboards and drawers, fitted Quartz worktops with inset stainless steel sink with mixer tap over, integrated oven, four ring induction hob, fridge freezer and microwave, tiled floor, recessed spotlights to ceiling, wooden framed glazed window looking into lean to, under floor heating.

Wooden framed glazed door from kitchen/diner gives access to:

Lean-to

12'8" x 6'2"

Having polycarbonate roof, range of glazed windows, wooden framed part glazed French doors giving access to rear gardens, space for washing machine, tiled floor and wall light point.

From kitchen/diner stairs rise to:

First floor landing

Having recessed spotlights to ceiling, exposed wooden flooring and upvc double glazed window to rear.

From first floor landing doors gives access to: Bedroom and re-fitted bathroom.

Bedroom

11'11" x 11'10"

Having sealed unit double glazed sash window to front, radiator and wall mounted period style fire surround.

Bespoke re-fitted bathroom

10'11" x 7'2"

Having a bespoke re-fitted bathroom suite which comprises: free standing roll top bath, and concealed hand-held shower attachment, large walk-in tiled shower cubicle, wash hand basin with storage cupboard below and mixer tap over, low flush WC, recessed spotlights to ceiling, heated towel rail, wall mounted extractor fan, tiled floor, cupboard housing gas fired central heating boiler.

From first floor landing stairs rise to:

Second floor landing

Having loft access, panelled doors then gives access to: Two further bedrooms.

Bedroom

11'11" x 11'10"

Having sealed unit double glazed sash window to front and radiator.

Bedroom

10'11" x 9'7"

Having upvc double glazed window to rear and radiator,

Outside

The rear gardens of the property are a pleasing feature having low maintenance brick paver's, raised well stocked borders containing a variety of shrubs, plants and bushes. The rear gardens are enclosed by brick walling.

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 A

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		79
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

FLOORPLANS

