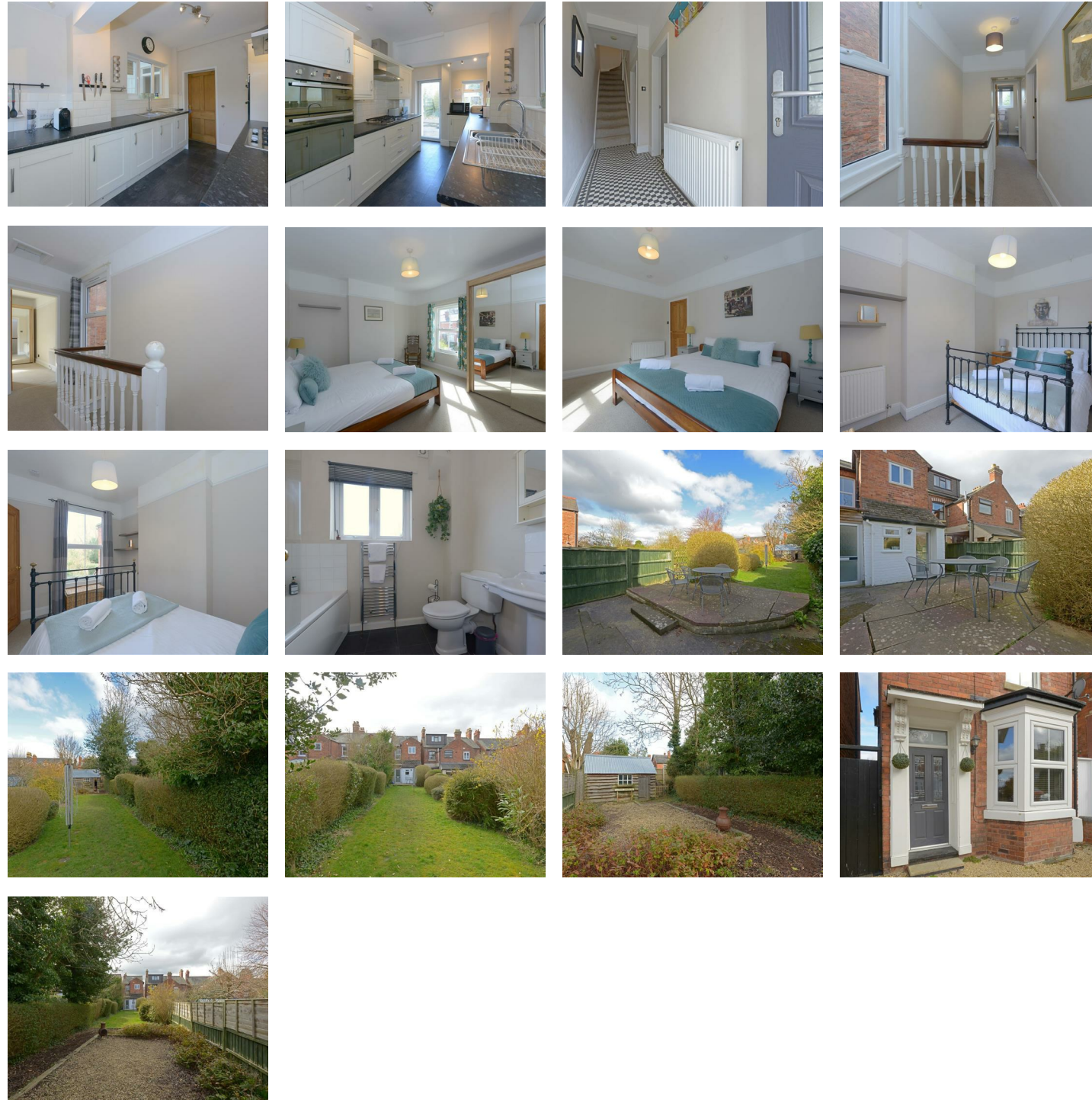


21 Cleveland Street, Underdale, Shrewsbury, Shropshire,
SY2 5DN

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.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

An attractive two bedroom detached house of character offering well proportioned and practical accommodation, having been well maintained over the years while retaining plenty original features. The property is run as a very successful Airbnb and if any purchasers are interested the clients are prepared to sell the property fully furnished with all the fixtures and fittings as they will be available by separate negotiation. The property has the added benefit of being offered for sale with NO UPWARD CHAIN and is situated within this favoured residential location close to a tranquil riverside walks leading to the quarry park, the medieval town centre of Shrewsbury and a variety of excellent amenities. Early viewing comes recommended by the agent.

The accommodation briefly comprises of the following: Entrance hall, lounge, dining room, downstairs cloakroom, side covered passageway/utility, kitchen, first floor landing, two double bedrooms, bathroom, gravel forecourt providing private parking, attractive enclosed rear garden with large timber store/outbuilding, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

Storm canopy having composite entrance door gives access to:

Entrance hallway

Having an attractive mosaic tiled floor, radiator, staircase leading off, picture rail,

Strip pine panel door from entrance hall give access to:

Lounge

14'1 into bay x 9'8 into alcove

Having radiator, walk-in UPVC double glazed bay window to front, feature inglenook with raised slate hearth, TV aerial point, picture rail.

Strip pine panel door from entrance hall give access to:

Dining room

11'7 x 10'7 into alcove

Having stone hearth, engineered oak wood flooring, radiator, picture rail.

Door from entrance hallway gives access to:

Downstairs cloakroom

Having low flush WC, wall mounted wash hand basin, window.

Glazed door and step down from dining room gives access to:

Useful side covered passageway/utility

13'11 x 5'0

With space and plumbing for washing machine, work surface above, vinyl floor covering, door gives access to rear enclosed garden.

Further door from dining room gives access to:

Kitchen

13'4 x 7'5

Having a range of modern eye level and base units with built-in cupboards and drawers, fitted worktop with inset 1 1/2 sink drainer unit with mixer tap, built-in stainless steel four ring gas hob with stainless steel Hotpoint extractor above, built-in Hotpoint double electric oven, vinyl floor tiles, UPVC double glazed window to side and to rear and door giving access to rear enclosed garden, radiator.

From entrance hallway stairs rise to:

First floor landing

Having loft access, UPVC double glazed window to side, built-in linen cupboard, separate airing cupboard housing GLOW WORM gas fire central heating boiler and slatted shelving.

From first floor landing doors give access to: Two bedrooms and bathroom.

Bedroom one

13'8 x 11'7

Having UPVC double glazed window to front, radiator.

Bedroom two

11'9 x 8'1

Having UPVC double glazed window overlooking rear garden, radiator.

Bathroom

Having panel bath and shower above, glazed shower screen, pedestal wash hand basin, low flush WC, chrome heated towel rail, UPVC double glazed window overlooking rear garden, pull cord.

Outside

The property is approached via a gravel forecourt providing a private car parking space, side pedestrian gate gives access to attractive, pleasantly size:

Enclosed rear garden

Having raised paved sun terrace, lawn garden, mature hedging a further gravel area and pathway leading to a :

Large timber garden store

12'0 x 9'0

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).

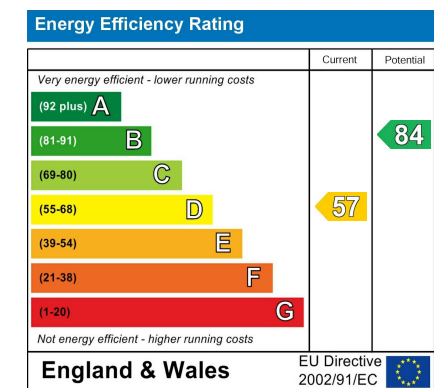
Referral fee disclaimer

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.

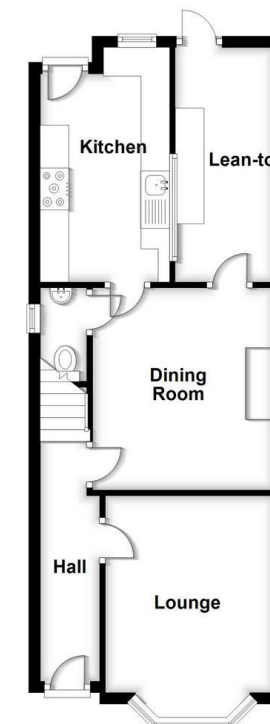
Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

Ground Floor



First Floor

