

49 St Julians Crescent, Shrewsbury, Shropshire, SY1 1UD

www.hbshrop.co.uk



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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:
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

Asking Price £550,000

Viewing: strictly by appointment
through the agent

Situated within this exclusive gated modern development, with a beautiful aspect to the rear overlooking the River Severn, this is a spacious and well proportioned four bedroom town house which offers instantly appealing living accommodation over three floors. The property occupies a highly convenient location within the loop of the vibrant market and county town of Shrewsbury noted for its range of independent shops, bars, restaurants, theatre along with year round events within the Quarry Park. The town also boasts excellent schools both within the state and private sectors including Shrewsbury School and Shrewsbury High school for girls. Excellent road links to the A5 and motorway networks and the Shrewsbury railway station are also readily accessible from the property. Viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: reception hallway, under stairs cloakroom, attractive kitchen/diner with a range of built-in appliances, first floor landing having good size lounge with walk-out balcony, first floor double bedroom, modern bathroom, second floor landing having master bedroom with walk-out balcony, Jack and Jill ensuite shower room, two further bedrooms, allocated car parking space, plus additional visitor parking, garage with electrically operated door, generous size low maintenance enclosed wrap around rear courtyard which overlooks the River Severn, sealed unit double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Sealed unit double glazed entrance door gives access to:

Reception hallway

Having wood effect flooring, wall mounted alarm control panel, radiator, service door to garage, wall mounted thermostat control unit.

Door from reception hallway gives access to:

Under stairs cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over and tiled splash surround, radiator, wood effect flooring, extractor fan to ceiling.

Door from reception hallway gives access to:

Kitchen/diner

16'10 x 13'3 max reducing down to 10'11

This modern kitchen/diner comprises: Eye level and base unit with built-in cupboards and drawers, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, five ring gas hob with cooker canopy over, integrated oven, microwave, fridge freezer and dishwasher, space for washing machine, tiled floor, cupboard housing gas fired central heating boiler, sealed unit double glazed French doors giving access to rear sun terrace, radiator, recessed spotlights to ceiling.

From reception hallway stairs rise to :

First floor landing

Having radiator.

From first floor landing doors give access to: spacious lounge, double bedroom and bathroom.

Lounge

18'0 x 16'6 max

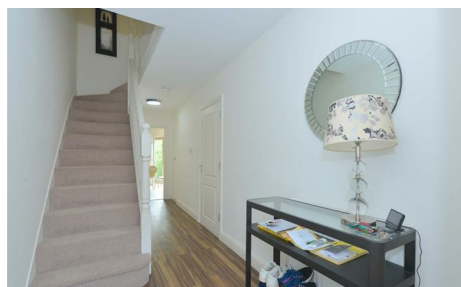
Having sealed unit double glazed French doors giving access to walk-out balcony, sealed unit double glazed window taking full advantage of the delightful views over the River Severn and towards Coleham, recessed spotlights to ceiling, TV and telephone points, two radiators.

Bedroom

13'5 x 8'3

Having large built-in wardrobe, sealed unit double glazed window to front, radiator.





Bathroom

Having a white suite comprising: Panel bath with shower attachment off taps with glazed shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit, recessed spotlights to ceiling, wall mounted extractor fan, tiled floor, tiled to walls, heated chrome style towel rail.

From first floor landing stairs rise to:

Second floor landing

Having radiator, over stairs store cupboard housing Glow Warm cylinder unit.

Doors from second floor landing then give access to: three bedrooms and Jack and Jill ensuite shower room.

Bedroom

16'8 max x 12'0

Having large mirror fronted mirror wardrobe, sealed unit double glazed French doors giving access to walk-out balcony with sealed unit double glaze window to side which takes full advantage of the delightful views over the River Severn towards Coleham and The Abbey, recessed spotlights and loft access to sealing, radiator.

Door to:

Jack and Jill ensuite shower room

Having large tiled shower cubicle, WC with hidden cistern, wash hand basin set to vanity unit, tiled floor, tiled to walls, heated chrome style towel rail, recessed spotlights and extractor fan to ceiling.

Bedroom

14'2 x 8'1

Having sealed unit double glazed window to front, radiator.

Bedroom

8'9 x 6'11

Having sealed unit double glazed window to front, radiator, secondary loft access.

Outside

The property is approached by a communal electrically operated gate which leads to a residence parking area where there is one allocated car parking space (Q7) plus additional visitor parking spaces. On approaching the property there is a useful store then an electrically operated up and over door gives access to:

Garage

16'9 x 8'8

Gated pedestrian side access then leads to the property's low maintenance wrap around enclosed paved sun terrace which takes full advantage of the views and aspect over the River Severn and towards Coleham.

AGENTS NOTE

The vendor informs us that the management fee for the up keep of the development is £235.25 payable every 26 weeks.

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 E

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.

