

50 Queen Street, Castlefields, Shrewsbury, Shropshire,  
SY1 2JR

[www.hbshrop.co.uk](http://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.



A deceptively spacious two bedroom period mid-terrace house, having improved and well presented living accommodation over three floors, just around from the Weir. Castlefields is located within easy reach of excellent local amenities, tranquil riverside walks leading to the Quarry park, Shrewsbury railway station and medieval Town centre. This property is an ideal purchase for a number of buyers including first time, professional or investors seeking a characterful property within a sought after residential location. Viewing is recommended. NO UPWARD CHAIN.

The accommodation briefly comprises: Entrance hallway, lounge with wood burning stove, dining room, kitchen, laundry room with WC, converted cellar, first floor landing, two double bedrooms, re-fitted family bathroom, front and generous sized rear enclosed gardens, extensive UPVC double glazing, gas fired central heating, NO UPWARD CHAIN and viewing is highly recommended.

The accommodation in great detail comprises:

Replacement double glazed entrance door gives access to:

#### Entrance hallway

Having exposed wooden flooring, radiator and coving to ceiling. Door from entrance hallway gives access to:

#### Lounge

12'1 x 9'8

Having UPVC double glazed window to front, radiator, exposed wooden flooring, feature wood burning stove with timber mantle, picture rail and coving to ceiling.

Door from entrance hallway gives access to:

#### Dining room

13'2 x 11'9

Having UPVC double glazed window to rear, rubber wood flooring, picture rail and display unit with storage cupboard below. Door from dining room gives access to:

#### Kitchen

12'2 x 6'1 max

Having eye level and base units, fitted wooden worktop with inset Belfast style sink with antique style mixer tap over, four ring gas hob with cooker canopy over, integrated oven, under-counter-plumbing for slim-line dishwasher, tiled splash surrounds, glazed window, radiator, tiled effect flooring, part glazed door giving access to rear of property and recess spotlights to ceiling. Door from kitchen gives access to:

#### Laundry room with WC

7'3 x 5'5

Having low flush wc, pedestal wash hand basin, space for washing machine, fitted shelving, glazed window to side, tiled effect flooring and radiator.

Door from dining room gives access to a recently re-carpeted staircase leading down to:

#### Converted cellar

12'3 x 11'4

Having period style fireplace, recess spotlights to ceiling, two UPVC double glazed windows and radiator and wood effect flooring.

From dining room a recently re-carpeted staircase leads to:

#### First floor landing

Having loft access, wall mounted digital heating control panel and doors from first floor landing then give access to two double bedrooms and re-fitted bathroom.

#### Bedroom one

13'3 x 12'3

Having UPVC double glazed window to front, over stairs wardrobe, period style fireplace, coving to ceiling and radiator.

#### Bedroom two

11'11 x 9'8

Having UPVC double glazed sliding sash window to rear, radiator, exposed wooden flooring and coving to ceiling.

#### Re-fitted bathroom

Having a five piece suite comprising: Tiled shower cubicle, panel bath, pedestal wash hand basin, low flush wc, bidet, two glazed windows to rear, store cupboard housing gas fired central heating boiler, tiled effect flooring, radiator and recess spotlights to ceiling.

#### Outside

To the front of the property there is a low maintenance paved area with low rise brick walling. The rear gardens are generous in size and comprise: Paved patio area with outside lighting point, cold water tap, timber summer house, timber garden shed, lawned gardens with inset shrubs/bushes and the rear gardens are enclosed.

#### 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

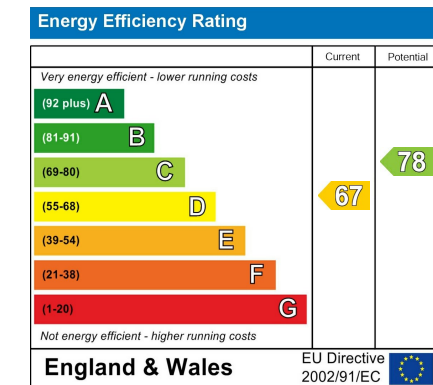
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

