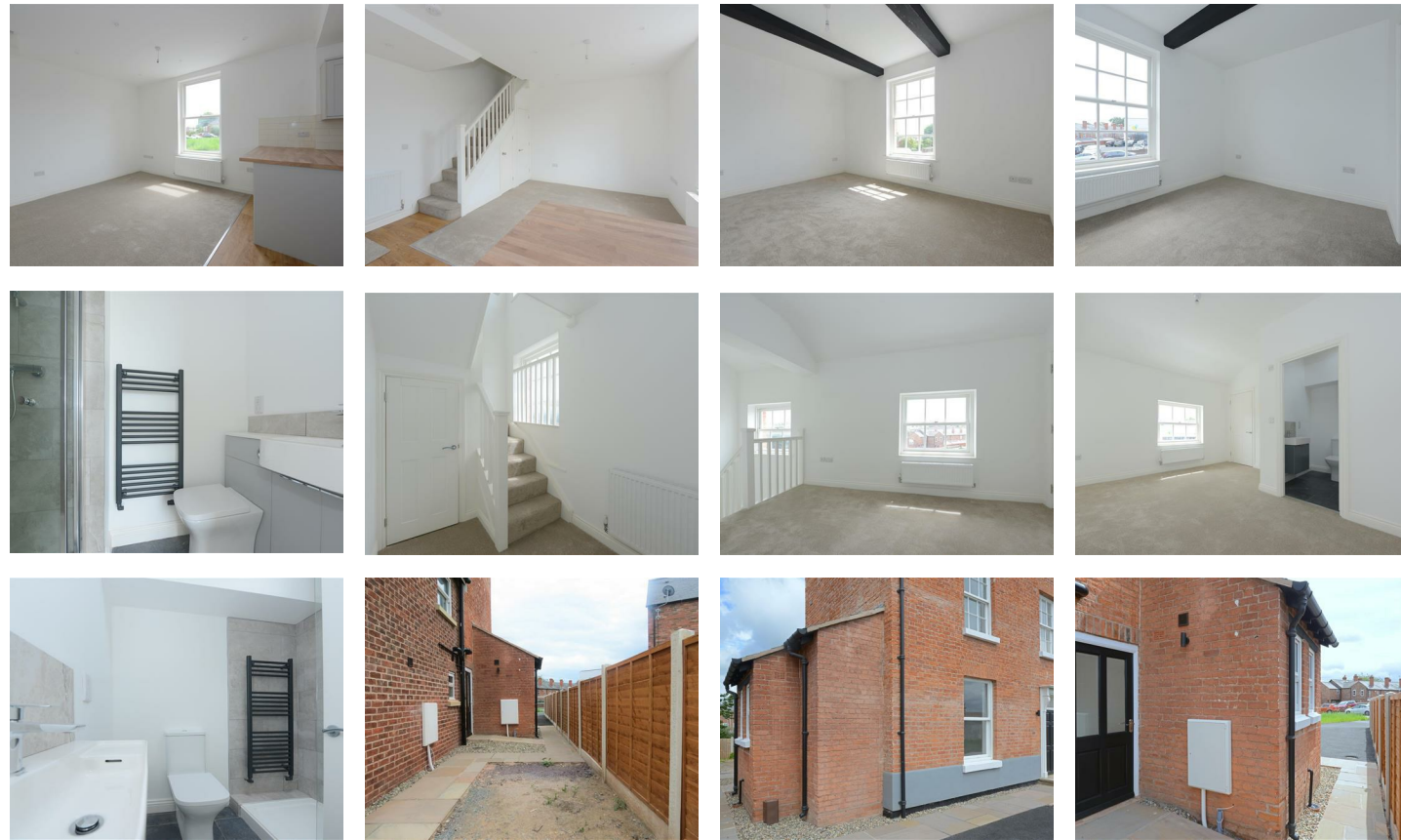


1 Canal Side Castlefields, Shrewsbury, Shropshire, SY1  
2RS

[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.

**Offers In The Region Of £235,000**

Viewing: strictly by appointment through the agent

Forming part of a select development, this is a deceptively spacious, attractive and sympathetically renovated two double bedroom (with 2 x en suites), three storey Grade II listed period town house. The property has been finished to a high standard and comprises versatile, instantly appealing living accommodation throughout which will appeal to many buyers. Castlefields is a popular residential location on the fringe of the Shrewsbury town centre within close proximity to excellent amenities, tranquil riverside walks and local railway station. This is property is being offered for sale with NO UPWARD CHAIN and early viewing comes highly recommended by the selling agent. The accommodation briefly comprises of the following: Open plan lounge/diner/kitchen with range of built-in appliances, first floor landing having double bedroom with en-suite shower room, second floor master bedroom with en-suite shower, low maintenance manageable garden and one allocated car parking space. This property benefits from a 10 year building warranty. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Sealed unit double glazed entrance door gives access to:

**Open plan lounge/diner/kitchen**

20'4 ma x 13'4 max  
The lounge/diner area comprises: glazed sash window to front, radiator, TV aerial point, LED recessed spotlights to ceiling, two under-stairs storage cupboards, radiator. The kitchen area comprises: a range of modern eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob with stainless steel cooker canopy over, integrated fridge freezer, slimline dishwasher, fitted wooden style worktop with inset stainless steel drainer unit with mixer tap over, two upvc double glazed sash windows to side, tiled splash surround, wood effect flooring, LED spotlights to ceiling, roof window.

From lounge/diner/kitchen staircase rises to:

**First floor landing**

having glazed sash window, radiator, under-stairs storage cupboard.

Door to:

**Bedroom**

10'6 x 9'6  
Having glazed sash window to front, radiator.

Sliding door from bedroom gives access to:

**En-suite shower room**

having tiled shower cubicle with mixer shower over, glazed folding shower screen door, low flush WC with hidden cistern, shaped wash hand basin with mixer tap over, shaver point, tiled floor, wall mounted heated towel rail, LED spotlights to ceiling, wall mounted extractor fan to ceiling.

From first floor landing stairs rise to:

**Bedroom**

13'5 x 11'5 reducing down to 8'0  
Having two glazed sash windows to front, radiator, two store cupboards (one housing water cylinder unit and the other electric heating boiler).

Door to:

**En-suite shower room**

Having walk-in shower cubicle with contemporary glazed screen, wall mounted mixer shower, low flush WC, wash hand basin with storage cupboards below and mixer tap over, glazed rood window, tiled floor, part tiled to walls, towel rail, wall mounted extractor fan, LED spotlights to ceiling.

**Outside**

There is a small Indian sandstone paved patio area, low maintenance stoned section and one allocated car parking space within the residence communal car park.

**AGENT NOTE**

Under the Estate Agency act of 1979 it is a requirement to disclose one of the vendors of this property is a director of Holland Broadbridge.

**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 TBC**

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

**FLOORPLANS**

