

Roger Parry & Partners

26 Abbey Wharf, Mill Road, Abbey Foregate, Shrewsbury SY2 6AY

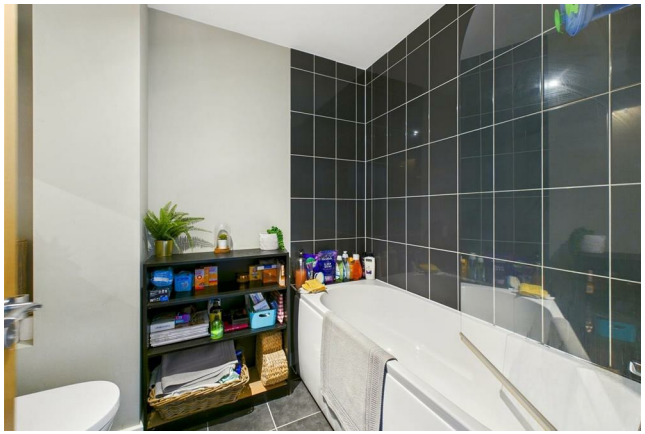




26 Abbey Wharf Mill Road, Shrewsbury, SY2 6AY
£290,000

This well-designed and beautifully presented three-bedroom home offered for sale with no upward chain, this property is deceptively spacious accommodation, finished to a high standard throughout. The property occupies a fantastic position on the edge of the town centre, while also benefiting from a private rear garden, balcony and lovely views over the Reabrook Conservation Area.













HALL
5'10" x 6'5" (1.80 x 1.98)
With tiled flooring, deep understairs storage cupboard, access to Utility and open access into Kitchen

UTILITY & WC
6'2" x 9'0" (1.90 x 2.76)
Attractively fitted with base units, space and plumbing for washing machine. Low flush WC.

KITCHEN
15'7" x 9'6" (4.76 x 2.90)
Attractively fitted with a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 ½ sink, built in double eye level oven with hob unit and extractor fan, integrated dishwasher, recessed LED spotlights to ceiling, tiled covering. Open access into;

LIVING DINER
17'7" x 18'10" (5.36 x 5.75)
A beautiful room with Bi fold doors with lovely aspect onto the Rea Brook Conservation area.

Stairs rise from Entrance leading to First floor landing

BEDROOM 1
15'5" x 9'0" (4.71 x 2.76)
With window to rear

EN-SUITE
4'9" x 9'0" (1.46 x 2.75)
Fitted with low flush Wc, wash hand basin and shower unit with tiled surround.

BEDROOM 2
13'4" x 9'4" (4.07 x 2.85)
With window to rear

BEDROOM 3
12'2" x 9'0" (3.71 x 2.75)
With window to front.

BATHROOM
8'3" x 6'0" (2.54 x 1.85)
Attractively fitted with low flush Wc, wash hand basin, paneled bath with shower unit over and glass screen. Tiled surround to walls.

OUTSIDE
The property benefits from one allocated parking space. To the rear there is an enclosed easy to maintain private garden which is enclosed by fencing. The garden benefits from open views to the Rea Brook Conversation area.

General Notes
TENURE
We understand the tenure is Leasehold with 237 years remaining on the lease. The property is subject to an annual service charge of £1776. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 15 Mbps & Superfast 1000 Mbps. Mobile Service: Likely. We understand the Flood risk for River/ Sea is: High and Surface Water is: Very Low. Please note the property benefits from being in an elevated position. We would recommend this is verified during pre-contract enquiries.

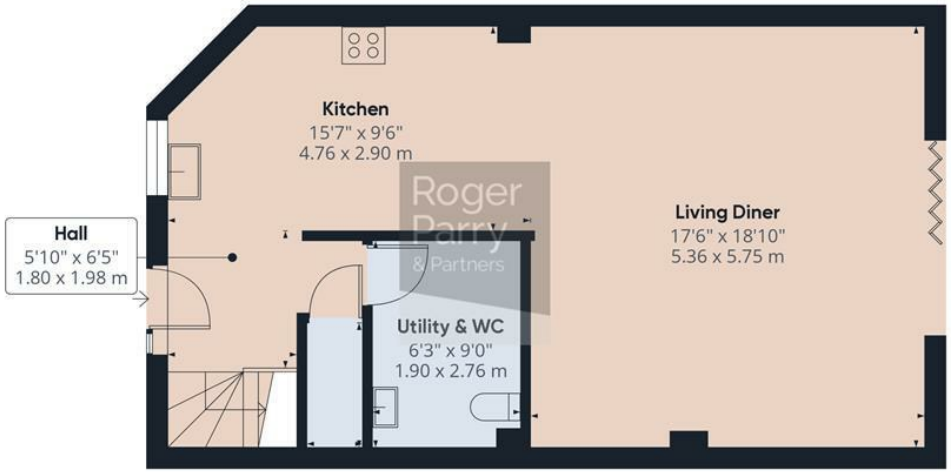
COUNCIL TAX BANDING
We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

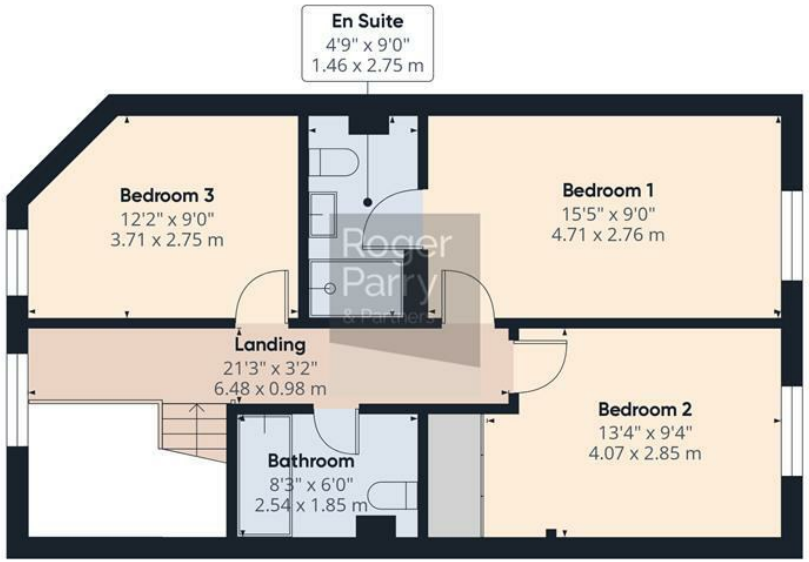
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1

Approximate total area(1)

1153.03 ft²

107.12 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

General Services:

Local Authority: Shropshire Council
Council Tax Band: D
EPC Rating: D
Tenure: Leasehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.