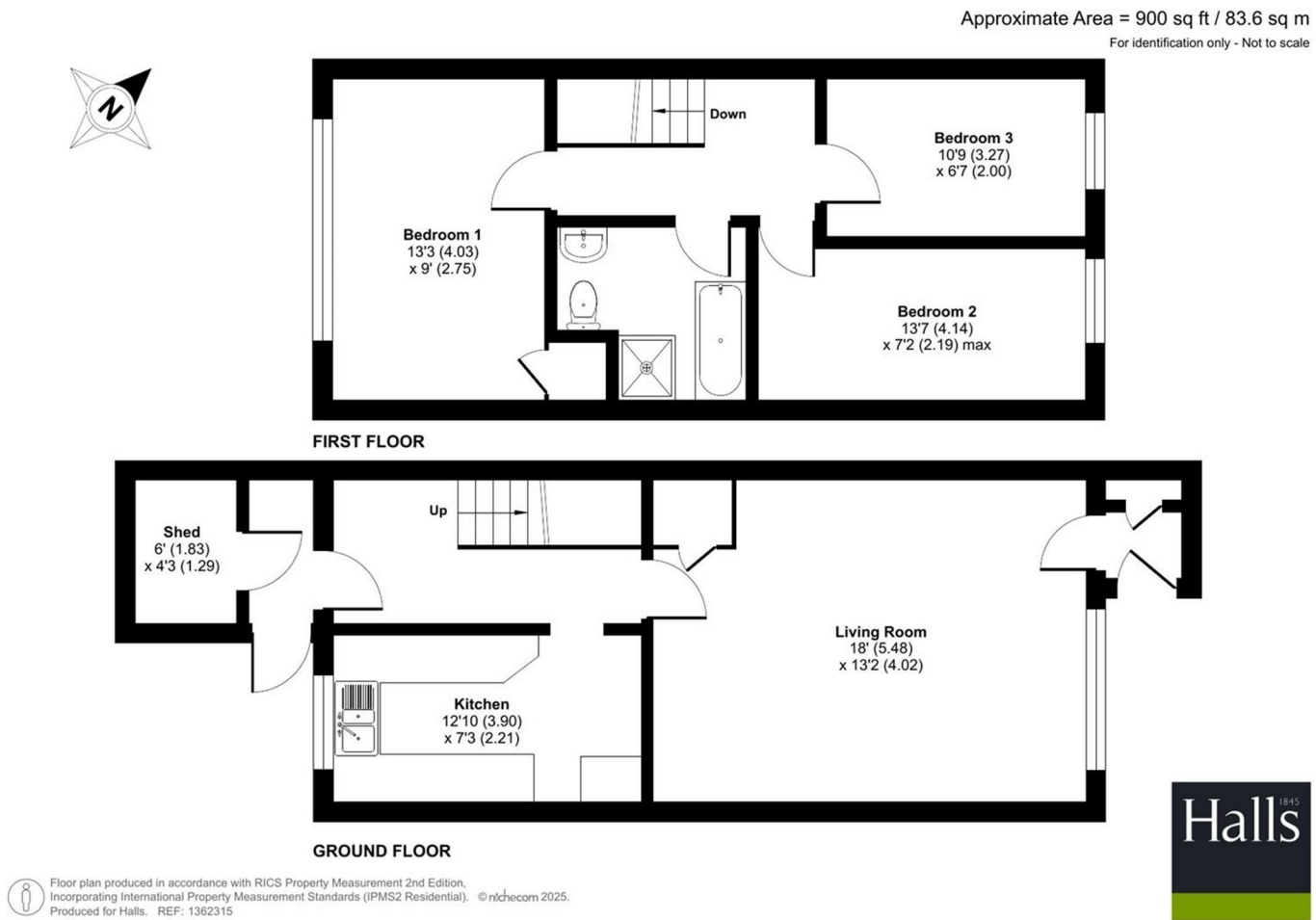


FOR SALE

33 Albert Square, Shrewsbury, SY1 4HT



FOR SALE

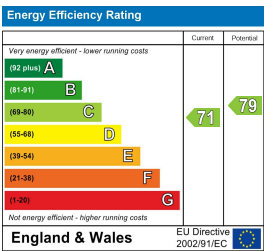
Offers in the region of £160,000

33 Albert Square, Shrewsbury, SY1 4HT

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well proportioned terrace house, which has been updated but still has scope for further improvement, set with driveway parking and gardens in this most convenient location.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Spacious terrace home
- Well proportioned accommodation
- 3 Bedrooms
- Driveway parking
- Gardens to rear

DIRECTIONS
From Shrewsbury Town Centre proceed along Smithfield Road taking the left turn into Chester Street and then immediately turning right under the railway bridge, staying in the left hand lane. Turn left on to Castle Foregate and continue along St Michaels Street and proceed a short distance, on arrival at the Heathgates island take the first exit along the A5112 Whitchurch Road. Continue along the Whitchurch Road and take the second right turn into Rosedale, then take the next right turn following by another right turn into Albert Square and proceed to the end where the property will be found directly ahead.

SITUATION
The property is most conveniently located in a popular residential area close to a number of amenities. The town centre is within easy reach and affords a comprehensive and fashionable range of social and leisure facilities together with a rail service. Commuters may be pleased to note there is excellent access to the A5 which leads through to the M54 and Telford with The Midlands beyond.

DESCRIPTION
33 Albert Square is a well proportioned terrace house. The ground floor offers a spacious living/dining room and kitchen with an outbuilding/utility room outside to the rear. To the first floor there are three bedrooms and the bathroom which has a separate shower cubicle. Outside there is driveway parking to the front and well maintained garden to the rear.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
We understand the property is Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'A' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.