

Roger Parry & Partners

35 Wood Street, Shrewsbury, SY1 2PN





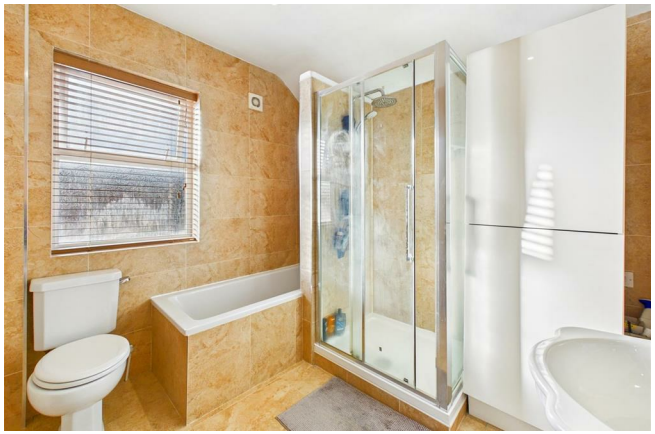
35 Wood Street, Shrewsbury, SY1 2PN
Offers In The Region Of £265,000

This is an attractive bay fronted three double bedroom period semi-detached house offering improved, deceptively spacious and appealing accommodation throughout. The property occupies a secluded position within striking distance of the historic town centre of Shrewsbury, tranquil riverside walks, local schooling and excellent amenities.













Briefly the accommodation comprises of; Storm porch, hallway, bay fronted living room, separate dining room, fitted kitchen, first floor landing having two double bedrooms, fitted family bathroom, second floor landing having further double bedroom, landscaped rear enclosed garden, gas fired central heating and upvc double glazing.

Storm Porch
With upvc double glazed entrance door gives access to:

Entrance Hall
2'11" x 11'2" (0.91 x 3.41)
Having radiator. Door from hallway gives access to:

Dining Room
10'6" x 11'9" (3.21 x 3.60)
With radiator and window to rear. Open access into;

Living Room
10'1" x 10'4" (3.09 x 3.17)
Having walk-in upvc double glazed bay window to front, oak style flooring, radiator, wooden fire surround set onto a raised hearth with feature fireplace.

Kitchen
8'6" x 8'11" (2.60 x 2.72)
Having a range of replaced eye level and base units with built-in cupboards and drawers, fitted worktops with insert 1½ sink drainer unit with mixer tap over, space for cooker, space and plumbing for washing machine, two windows and door to rear and deep understairs storage cupboard.

From hallway stairs rise to First Floor Landing. Doors then give access to two double bedrooms and fitted family bathroom.

Bedroom One
13'10" x 10'5" (4.24 x 3.18)
Having window to front and radiator.

Bedroom Two
7'6" x 11'10" (2.30 x 3.62)
Having radiator and window to rear.

Family Bathroom
8'6" x 8'10" (2.61 x 2.71)
Having a modern four piece suite having a shower cubicle with shower over, bath, low flush wc, wash hand basin, tiled flooring and surrounds to walls, heated towel rail, wall-mounted extractor fan.

From first floor landing stairs rise to Second Floor Landing - Having a door giving access to:

Bedroom Three
Having radiator, window to rear.

Outside
To the front of the property paved pathway gives access to the front door. To the front of this there is a enclosed forecourt. Gated side access then leads to the rear garden having sun terrace, lawned area and space for timber garden shed. The rear gardens are enclosed by fencing and have a southerly-facing aspect.

General Notes
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 12 Mbps & Superfast 10000 Mbps. Mobile Service: Good outdoor and in-home. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is B. 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)



General Services:

Local Authority: Shropshire Council
Council Tax Band: B
EPC Rating: D
Tenure: Freehold
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

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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.