



21 Argyll Street, Castlefields, Shrewsbury, Shropshire,
SY1 2SF

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.

This is an improved, beautify presented, deceptively spacious and attractive period two bedroom with study, end of terrace house, offered for sale with NO UPWARD CHAIN. Castlefields is a favoured residential location within close proximity to tranquil riverside walks, local railway station and medieval town Centre of Shrewsbury Viewing is recommended by the selling agent. The accommodation briefly comprises the following: Lounge, separate dining room, recently re-fitted spacious kitchen/breakfast room, brand new refitted ground floor bathroom, first floor landing, two double bedrooms, study, low maintenance rear enclosed gardens, UPVC double glazing, gas fired central heating, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Part glazed wooden entrance door give access to:

Lounge

15'0 x 11'1

Having UPVC double glazed window to front, radiator, wall mounted digital heating control panel, UPVC double glazed window to side.

Part glazed wooden framed door from lounge gives access to:

Dining room

9'11 x 9'3

Having coving to ceiling, radiator.

Arch from dining room gives access to:

Recently re-fitted Kitchen/breakfast room

14'6 x 12'1

Having a range of brand new eye level and base units with built-in cupboards and drawers, worktops with inset sink, free standing fridge freezer, tiled floor, radiator, wall mounted gas fired central heating boiler, single glazed window to rear, upvc double glazed French doors fiving access to rear gardens.

Part glazed door from lounge gives access to:

Brand new refitted bathroom

Having a modern suite comprising: bath with drench shower over with hand handle mixer attachment off taps, WC, wash hand basin set to vanity unit, UPVC double glazed window to side, attractive vinyl floor covering.

From lounge stairs rise to:

First floor landing

Having UPVC double glazed window to side.

Doors then give access to: Two double bedrooms and cot room/ study

Bedroom one

11'2 x 10'10

Having UPVC double glazed window to front, radiator, range of fitted wardrobes, eye level storage cupboards. over stairs part shelved store cupboard.

Bedroom two

9'3 x 8'0

Having fitted double wardrobes with storage cupboards above, UPVC double glazed window to rear, radiator.

Study

6'5 x 4'8

Having UPVC double glazed window to rear, radiator.

Outside

To property has the added benefit of its own gated pedestrian side access which then leads to the properties:

Rear gardens

Which comprises: Low maintenance stone sections, inset shrubs, mature tree. The rear gardens are enclosed by fencing.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

