Roger Parry & Partners

10 Osborne Close, Castlefields, Shrewsbury, SY1 2SU

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Offers In The Region Of £185,000

Offered for sale with no upward chain, this deceptively spacious and well presented two bedroom terrace home is situated on a small modern development in a convenient location. The property is within easy reach of a range of local amenities and is within walking distance of Shrewsbury railway station and the town centre.

The accommodation briefly comprises an entrance hall, a generous living room, a kitchen/dining room and a ground floor cloakroom/WC.
To the first floor are two double bedrooms and a family bathroom.
Further benefits include an enclosed rear garden, driveway parking, gas fired central heating and uPVC double glazing throughout.

Entrance Hall
With vinyl floor covering.

Living Room
With vinyl floor covering.

Open Plan Kitchen/Diner
Fitted with a range of contemporary eye level and base units, fitted worktops with stainless steel sink unit, integrated oven with extractor fan above, space for fridge and washing machine, vinyl floor covering, extractor fan, uPVC double French doors lead to rear garden.

Downstairs wc
With tiled effect flooring, low level flush wc, wash hand basin and extractor fan.

Stairs rise to first floor landing.

Bedroom
With fitted carpets and two useful storage cupboards.

Bedroom
With fitted carpets.

Bathroom
Fitted with a modern white suite comprising panelled bath with shower unit, wash hand basin, low level flush wc, extractor fan and vinyl floor covering.

Outside
The property is approached via a paved driveway providing off-road parking for two vehicles. The rear garden is laid partly to paved patio and partly to gravel, providing an attractive outdoor seating area. There is a pedestrian gate that leads to the front of the property.

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 7 Mbps & Superfast 10000 Mbps. Mobile Service: Good outdoor, variable 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 AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers 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.

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)

55.1 m²

592 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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General Services:

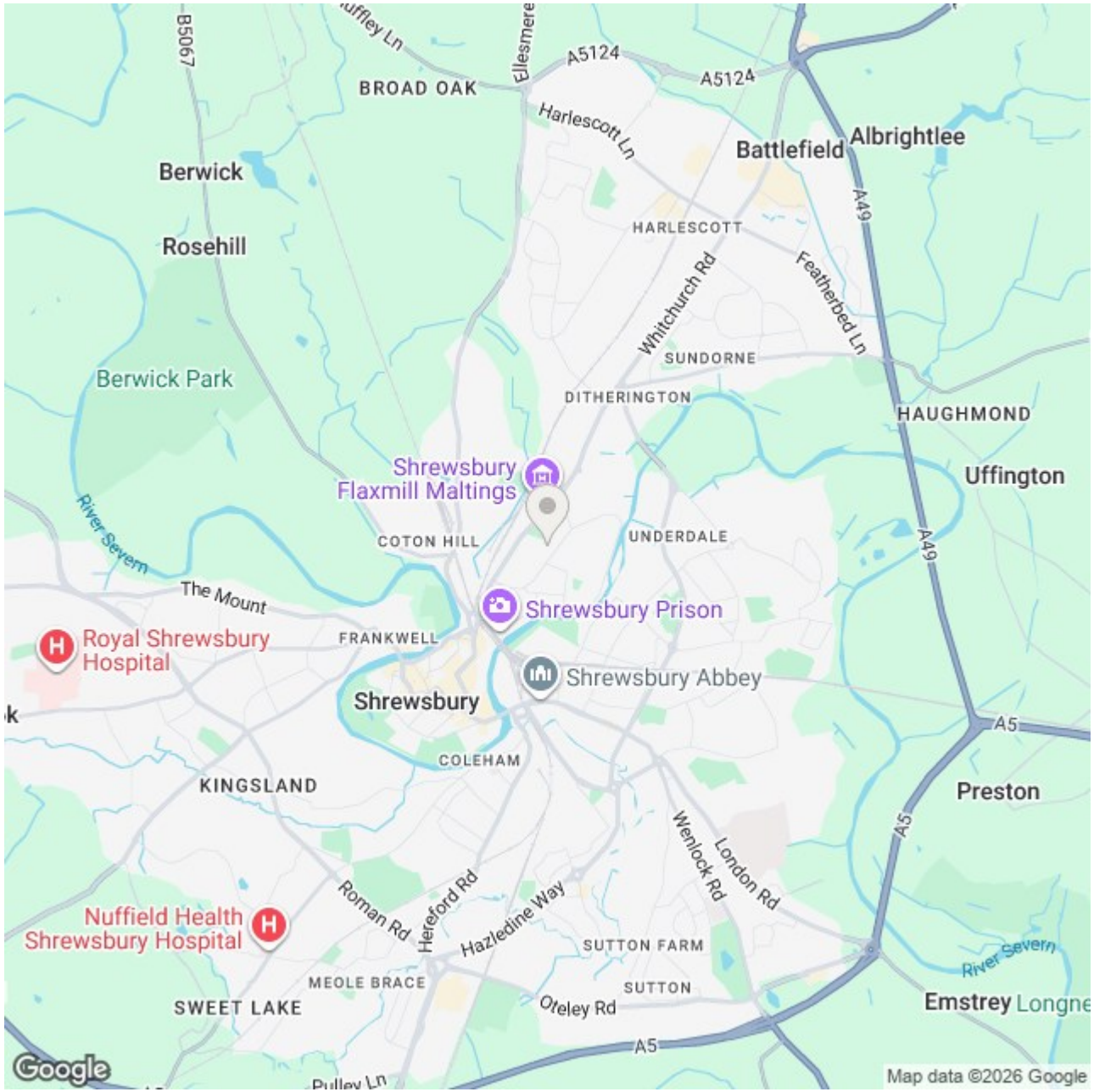
Local Authority: Shropshire County Council
Council Tax Band: B
EPC Rating: C
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will 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



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.