

1 Albert Street, Castlefields, Shrewsbury, Shropshire, SY1
2HT

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.

Offers In The Region Of £215,000

Viewing: strictly by appointment through the agent

An attractive and deceptively spacious period two bedroom mid-terrace house, occupying a pleasant position within this favoured residential location. Castlefields is conveniently situated for easy walking distance to the Shrewsbury railway station, medieval town centre of Shrewsbury and tranquil riverside walks leading to the Quarry Park. This property will be of interest to a number of buyers and viewing is recommended by the agent.

The accommodation briefly comprises of the following: Lounge / diner, kitchen / breakfast room, first floor landing, two bedrooms, re-fitted bathroom, low maintenance front and rear enclosed courtyard, gas fired central heating, popular residential location and viewing is highly recommended.

The accommodation in greater detail comprises:

Wooden entrance door with glazed window above gives access to:

Lounge / diner

16'10 x 13'6

Having glazed window to front and side of property, fireplace with exposed brick hearth and timber mantle, radiator. Arch from lounge / diner gives access to:

Kitchen / breakfast room

13'7 x 8'11

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink and mixer tap over, vinyl tiled effect floor covering, wall mounted gas fired central heating boiler, radiator, glazed window to rear, part glazed door giving access to rear courtyard and space for appliances.

From lounge / diner stairs rise to:

First floor landing

Having loft access. Doors from first floor landing then give access to two bedrooms and bathroom.

Bedroom one

10'4 max x 10'2 excluding wardrobe recess

Having two glazed windows to front, radiator and triple fitted wardrobe with storage cupboards above.

Bedroom two

10'5 max reducing to 7'2 minimum x 8'11

Having glazed window to rear and radiator.

Re-fitted bathroom

Having a white suite comprising: Panel bath with mixer shower over and glazed shower screen to side, low flush wc, pedestal wash hand basin, glazed window to rear, vinyl floor covering, extractor fan to ceiling and heated chrome style towel rail.

Outside

To the front of the property there is a low maintenance frontage having paved patio, tiled pathway giving

access to front door, the front is enclosed by low rise brick walling and wrought iron railings. To the rear there is an enclosed low maintenance courtyard and there is gated rear access. The courtyard is enclosed by brick walling.

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

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

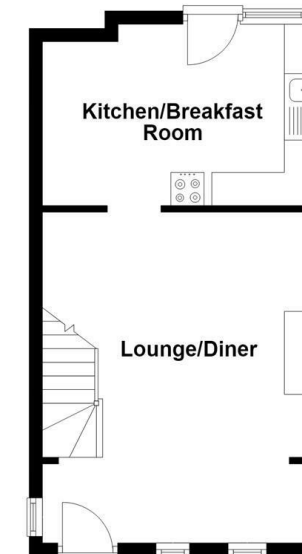
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

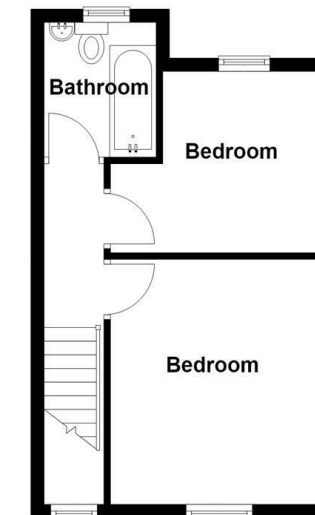
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

Ground Floor
Approx. 32.1 sq. metres (345.6 sq. feet)



First Floor
Approx. 28.3 sq. metres (304.7 sq. feet)



Total area: approx. 60.4 sq. metres (650.3 sq. feet)

For illustrative purposes only. Not to scale.
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.