





7 Providence Row, Drinkwater Street, Shrewsbury, SY3 8PZ
Offers In The Region Of £170,000

Situated in the ever-popular Frankwell area of Shrewsbury, just a short stroll from the historic town centre, this well-presented two-bedroom mid-terrace home with enclosed rear courtyard offers an excellent opportunity for first-time buyers. The property combines character and convenience, while benefiting from easy access to a wide range of local amenities, highly regarded schools, riverside walks, independent cafés, restaurants and excellent transport links.



From Providence Row the wooden entrance door opening into:

Living Room

A welcoming reception room featuring a window to the front elevation, an attractive feature fireplace, and a spiral staircase rising to the first-floor accommodation.

Kitchen

Fitted with a range of base units incorporating an inset sink and drainer with work surfaces over, complemented by matching eye-level units. There is space for a range of appliances, together with a window and door providing access to the rear courtyard.

First Floor Landing is accessed via the characterful narrow spiral staircase.

Bedroom One

A well-proportioned double bedroom with a window to the front elevation, built-in wardrobe, and attractive views towards the nearby church.

Bedroom Two

A comfortable second bedroom with a window overlooking the rear.

Bathroom

Fitted with a white suite comprising a panelled bath with shower over, wash hand basin and low flush WC, complemented by part-tiled walls.

Outside

To the rear, the property benefits from an enclosed, low-maintenance paved courtyard, providing an ideal space for outdoor seating and entertaining.

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 15 Mbps & Superfast 1800 Mbps. Mobile Service: Good/ Likely. 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 A. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

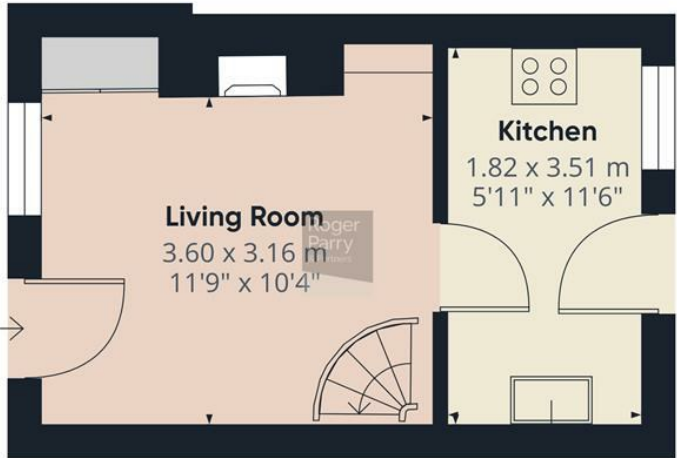
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

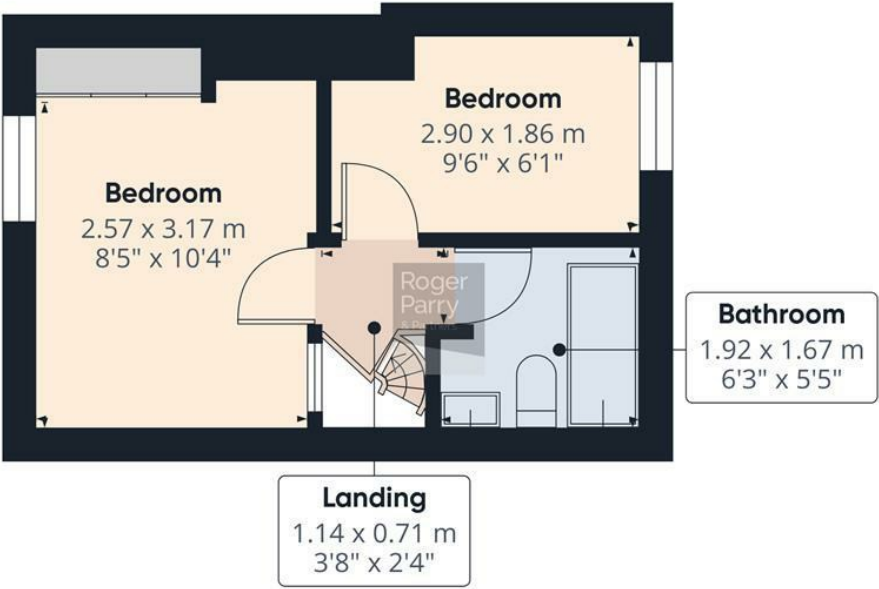
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MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (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⁾

38 m²
409 ft²

Reduced headroom

1.2 m²
13 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

General Services:

Local Authority: Shropshire County Council

Council Tax Band: A

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.

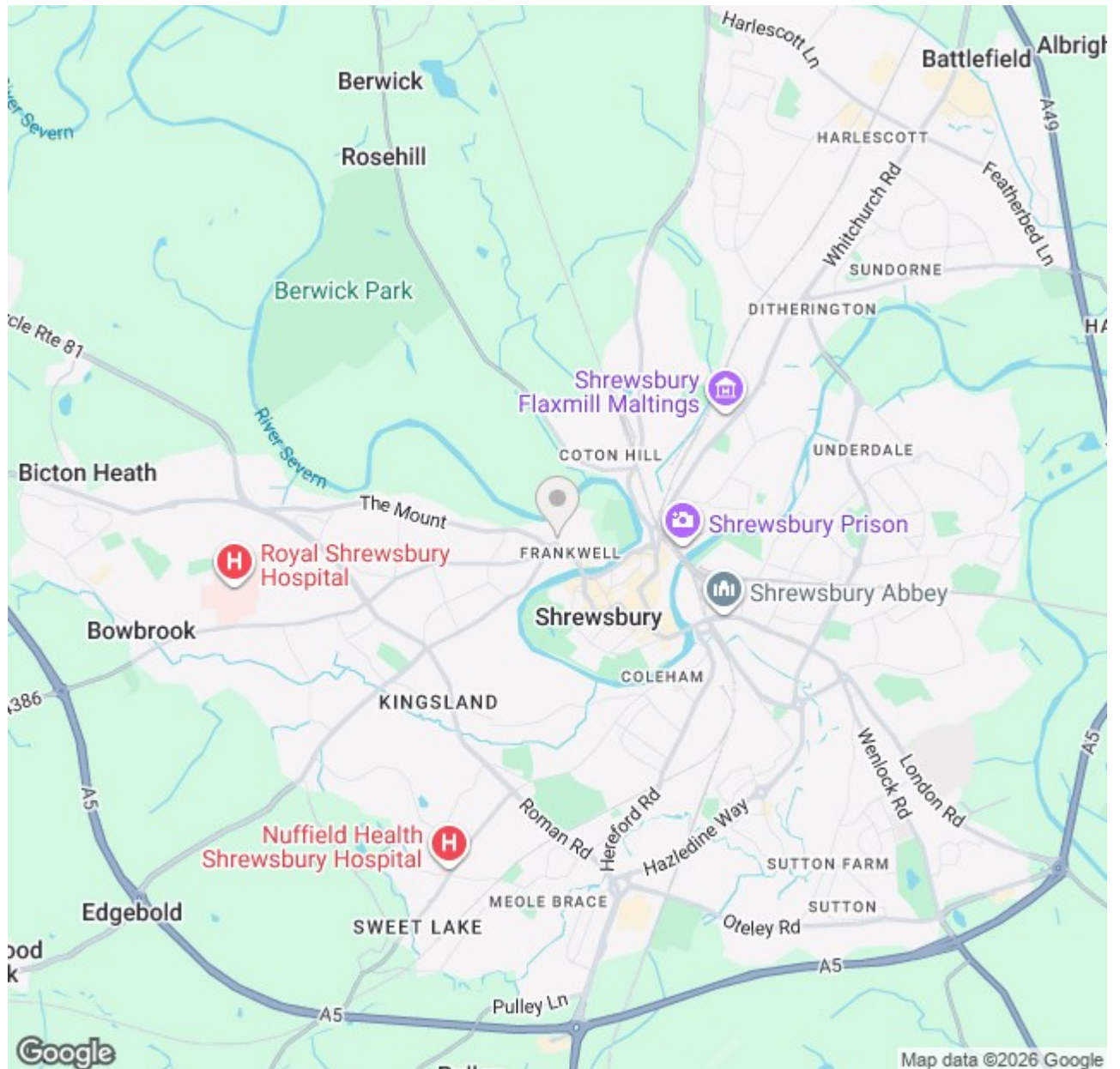
Viewing arrangements

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 to 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 should 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 been 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.