



32 Benyon Street, Castlefields, Shrewsbury, Shropshire,
SY1 2JQ

www.hbshrop.co.uk



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An attractive, deceptively spacious and exceptionally well-presented three-storey, three-bedroom period mid-terrace house, offered for sale with NO UPWARD CHAIN.

The property is situated in this popular residential location, within close proximity to tranquil riverside walks leading to the Quarry Park, and is within walking distance of Shrewsbury town centre and Shrewsbury railway station.

This home will appeal to a wide range of buyers, and early viewing is highly recommended.

The accommodation briefly comprises of the following: Lounge, inner hallway, dining room, kitchen / breakfast room, converted cellar, first floor landing having two bedrooms, bathroom, second floor bedroom, low maintenance front and rear enclosed gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

Lounge

12'2 x 10'5

Having UPVC double glazed window to front, radiator, coal effect living flame gas fire set to a marble style hearth and decorative fire surround, wall light points.

Door from lounge gives access to:

Inner hallway

Having tiled floor, wall mounted thermostat control unit.

From inner hallway door gives access to:

Dining room

10'9 x 10'5 excluding recess

Having tiled floor, radiator, wall light points, shelved store cupboard.

Square arch from dining room gives access to:

Kitchen / breakfast room

11'0 x 10'9

Having eye level and base units with built-in cupboards and drawers, free standing double oven with four ring gas hob and cooker extractor fan over, integrated fridge freezer, dishwasher, space for further appliances,, fitted worktops with inset sink drainer unit with mixer tap over, cupboard housing gas fired central heating boiler, tiled splash surrounds, tiled floor, recessed spotlights to ceiling, glazed roof window, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens.

Door from dining room gives access to:

Tiled staircase

which leads down to:

Converted cellar

11'9 x 10'1

Although currently used as storage area it could be used as a study / tv room etc. Having radiator, power sockets, tv aerial cable, radiator, gas meter and fitted light

From inner hallway stairs rise to:

First floor landing

Having radiator, over stairs linen store cupboard.

Doors from first floor landing then give access to: Two bedrooms and refitted bathroom.

Bedroom

12'0 max x 10'4

Having UPVC double glazed window to front, large fitted wardrobe, radiator, coving to ceiling.

Bedroom

8'5 x 6'1

Having UPVC double glazed window to rear, radiator.

Bathroom

Having a three piece suite comprising: Timber style panel bath with mixer shower over, glazed shower screen to side, wash hand basin set to vanity unit, WC with hidden cistern, shaver point, part tiled to walls, heated towel rail, wall mounted extractor fan, recessed spotlights and extractor fan to ceiling, vinyl floor covering.

Door from first floor landing gives access to:

Second floor bedroom

12'4 x 10'1

Having UPVC double glazed window with pleasing aspect to rear, loft access, radiator, large fitted store cupboard and eaves storage cupboard.

Outside

To thee front of the property there is a low maintenance Indian sandstone paved patio area enclosed by low rise brick walling and having gated pedestrian access. Gated pedestrian side access then leads to a further pedestrian gate leading to the property's low maintenance:

Rear garden

Having paved and stone sections, inset shrub. 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		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

FLOORPLANS

