

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

www.hbshrop.co.uk



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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 exluding 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 minmum 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

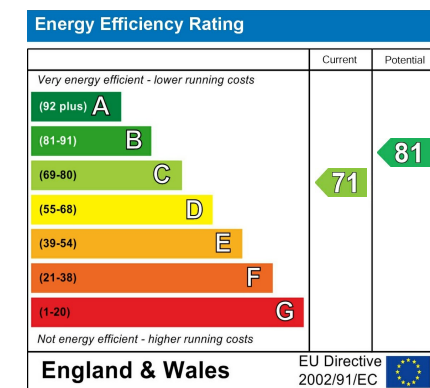
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

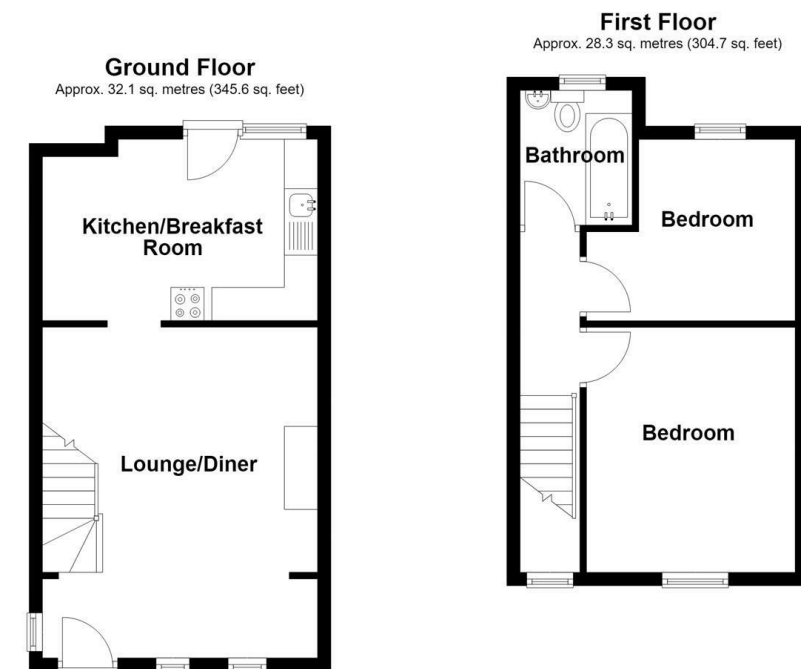
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Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS



For illustrative purposes only. Not to scale.
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Plan produced using PlanUp.