



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

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**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.
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**Offers In The Region Of £250,000**

Viewing: strictly by appointment through the agent

Having deceptively spacious living accommodation over four floors, this is an attractive and well proportioned, three double bedroom mid terrace town house being offered for sale with NO UPWARD CHAIN. The property would benefit from general modernisation/ improvement allowing any potential purchaser's to remodel the property in their own particular style. Castlefields is a popular residential location within walking distance of the Shrewsbury railway station, good local amenities, tranquil riverside walks and medieval town centre of Shrewsbury. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, dining area, kitchen, cellar, first floor landing having two double bedrooms, second floor having further double bedroom and bathroom, low maintenance front and rear enclosed gardens, double glazing, gas fired central heating (in need of repair)

The accommodation in greater detail comprises:

Wooden framed sealed unit double glazed entrance door gives access to:

**Hallway**

Having vinyl wood effect floor covering, wooden framed door from hallway gives access to:

**Lounge**

13'9 x 12'0

Having sealed unit double glazed window to front, vinyl wood effect floor covering, gas fired, decorative arche with display shelving, coving to ceiling.

Arch from lounge gives access to:

**Dining area**

11'6 x 10'6

Having a low flush WC and pedestal wash hand basin, sealed unit double glazed window to rear, two decorative display arches, wood effect flooring.

Wooden framed door from dining area gives access to:

**Kitchen**

14'7 x 6'9

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, free standing washing machine, fridge, integrated double oven, four ring gas hob with concealed cooker canopy over, UPVC double glazed windows to front and side of property, cupboard housing gas fired central heating boiler (in need of repair), tiled splash surrounds, tiled floor.

Door from dining area gives access to a staircase which leads down to:

**Cellar**

15'2 x 11'8

From lounge door gives access to an exposed wooden staircase leading to:

**First floor landing**

Having sealed unit double glazed window to rear, radiator.

Doors from first floor landing then give access to: Two double bedrooms.

**Bedroom one**

15'7 x 12'0

Having sealed unit double glazed windows to front, radiator, exposed wooden flooring.

**Bedroom two**

11'10 x 9'3

Having sealed unit double glazed window to rear, radiator, exposed wooden flooring.

From first floor landing exposed wooden staircase leads to:

**Second floor landing**

Having exposed wooden flooring. Doors give access to: Double bedroom and bathroom.

**Bedroom three**

14'5 x 7'2

Having eaves storage, double glazed roof window to front, radiator.

**Bathroom**

Having three piece suite comprising: Tiled panel bath, low flush WC, pedestal wash hand basin, tiled floor, part tiled to walls, radiator, eaves storage.

**Outside**

To the front of the property there is an enclosed front courtyard with low rise brick walling and wrought iron railings.

**Rear garden**

The rear gardens of the property are generous in size having paved and patio areas, well stocked borders containing a variety of shrubs, plants and bushes, outside cold tap, glazed greenhouse. The rear gardens are enclosed by fencing.

**Agents note**

The vendors have informed Holland Broadbridge that a new roof was installed in February 2025.

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**FLOORPLANS**

