



Roger
Parry
& Partners

17 Primrose Terrace St. Michaels Street,
Shrewsbury, SY1 2EY



17 Primrose Terrace St. Michaels Street, Shrewsbury, SY1 2EY
Offers In The Region Of £220,500

Located just a stone's throw from Shrewsbury's town centre and railway station. This two bedroom terraced mature property has undergone an extensive range of upgrading and modernisation works by the present owners. Including a newly fitted kitchen and shower room, rewiring and re-plastering works and new decorations. The property offers accommodation briefly comprising entrance hall, sitting room, (presently be used as a study) dining room/sitting room, newly fitted kitchen and utility/store. Upstairs there are two bedrooms and newly fitted shower room. The property has the benefit of gas fired central heating and enclosed gardens to the rear and off-road parking for two cars to the rear awaiting formalisation (see agent's note). Early inspection is recommended.



Entrance Hall

With wood effect flooring and lighting point giving access to:

Sitting Room

Presently being used as a study, with stripped wooden flooring, radiator, original cast iron fireplace with tiled inlay (presently not in full working order), original sash window to the front.

Entrance hall gives access to:

Main reception room

With wood effect laminated flooring, radiator, power and lighting points, original sash window to the rear, brick built ornamental fireplace (presently not in full working order), access to useful stairs storage cupboard and staircase leading to first floor.

Main reception room gives access to:

Newly fitted kitchen

With custom built units consisting built in sink unit set into laminate work services with ranges of cupboards under, built-in slimline dishwasher, built-in oven and hob, built-in refrigerator, further extensive range of eyelevel cupboards, power and lighting points, window and service door to the side.

From main reception room staircase leads to:

Landing

Gives access to bedroom accommodation comprising:

Bedroom one

With stripped wooden flooring, radiator, power and lighting points, original cast iron fireplace (presently not in full working order), original sash window to the front.

Bedroom two

With stripped wooden flooring, built-in cupboard, power and lighting points, radiator, original cast iron fireplace (presently not in full working order), original sash window to the rear.

Newly fitted shower room

Fitted with corner shower unit with sliding doors, wash basin and WC, opaque glass window to the rear.

Utility/ Store

3'5 x 7 (1.04m x 2.13m)

Outside front

Quarry tiled path leads up the front door with small garden area set to one side.

Rear gardens

From kitchen door out onto gravelled courtyard area leading to patio with good sized lawns extending. Range of inset pavers lead down the garden to further gravel patio area situated to the far end of the garden, providing further outside sitting area. The gardens are enclosed by a variety of fencing and gives access to off-road parking for two cars to the rear.

Agents notes

The area to the rear of Primrose Terrace has been utilised by the owners for parking for many years and although the ground is not owned by the properties, rights to assess and use it for parking have been established. These rights hope to be fully formalised shortly. We would advise purchasers instruct their solicitors to confirm this information which has been provided by the vendors.

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 10 Mbps & Superfast 10000 Mbps. Mobile Service: Likely/ Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

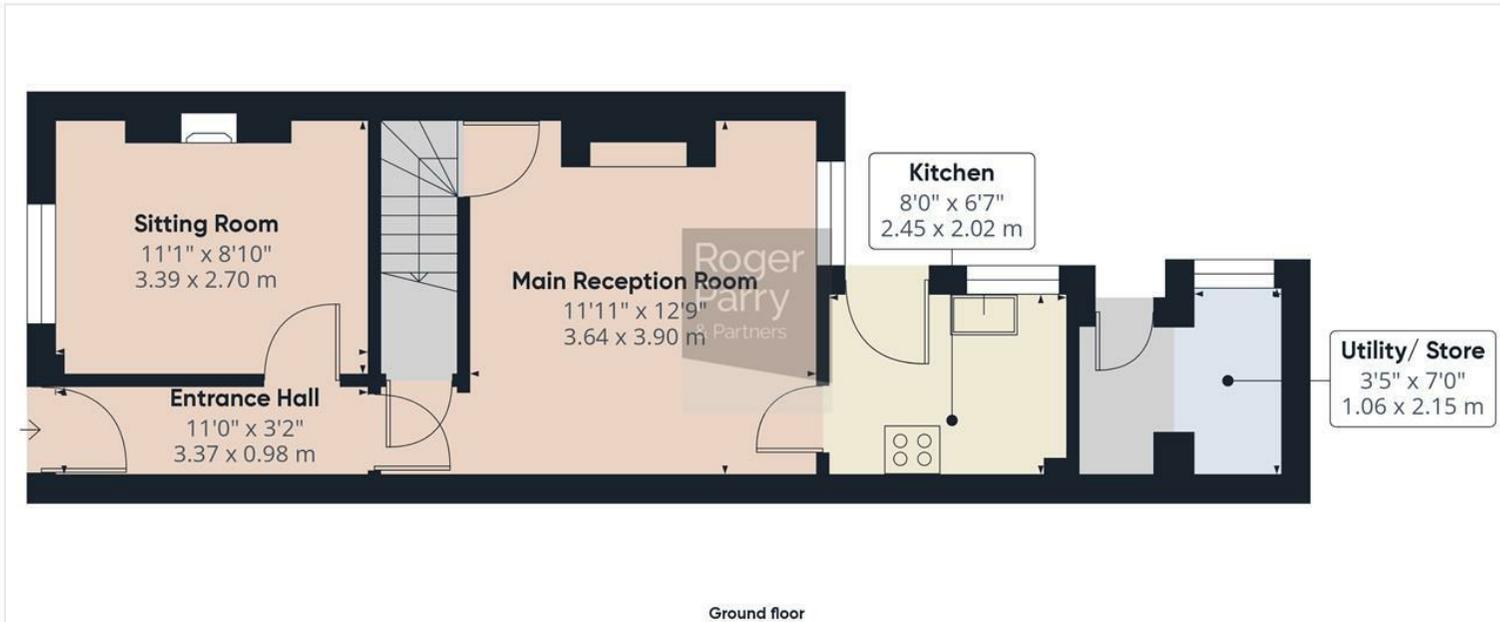
We understand the council tax band is A. We would recommend this is confirmed during pre-contact enquires.

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: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

Floor Plan
(not to scale - for identification purposes only)



Approximate total area⁽¹⁾
707.39 ft²
65.72 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority: Shropshire Council

Council Tax Band: A

EPC Rating: D

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.

Directions:

From Shrewsbury town centre out onto Caste Foregate, turn into St. Michaels street. Continue on past the turning for New Park Road and St Michaels Gate and Primrose Terrace is situated on the right hand side. If viewing via car, turn into St. Michaels Gate and you will see a small opening on the left hand side. Drive through this and it will open up into a large parking area. Follow this down and the rear entrance to No17 is about half way down.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

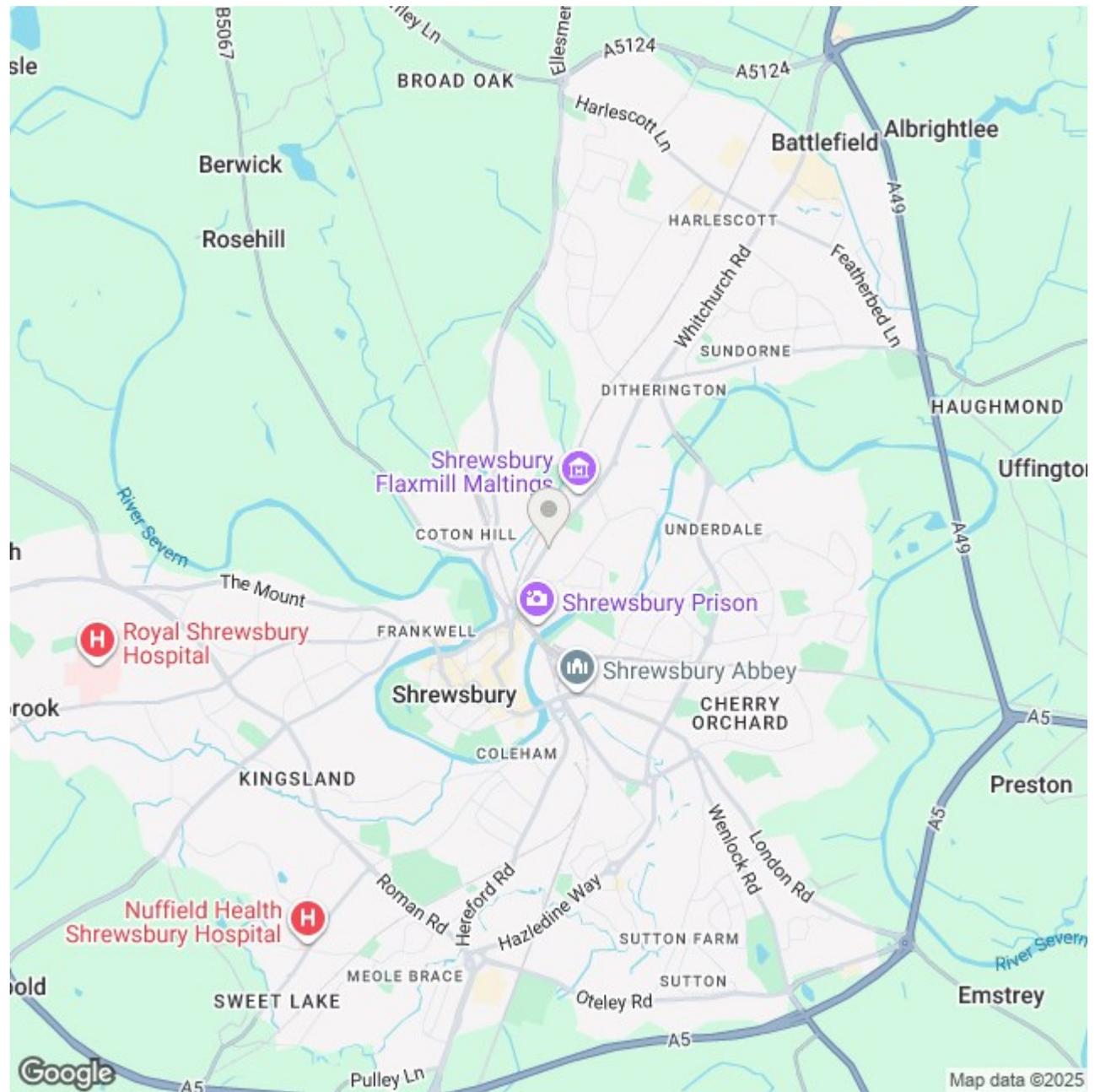
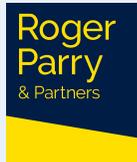
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

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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 a 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.