



**MONKS**

**5 West Street**  
**Castlefields Shrewsbury**  
**SY1 2JN**

4 bedroom House -  
Townhouse property  
Offers in the region of £410,000







\*\*\* LARGE PERIOD FAMILY HOME - OFF ROAD PARKING AND GARDEN \*\*\*

An excellent opportunity to purchase this cherished period Town House which offers deceptively spacious, 'Tardis' like accommodation - perfect for a growing family or those who require space to work from home.

Occupying an enviable position in this much sought after Conservation area, a stones throw from lovely Riverside walks, a short stroll from the Railway station and Town Centre. Castlefields has good local facilities including shops, schools, churches and a regular bus service.

The accommodation which truly must be viewed to be fully appreciated briefly comprises Reception Hall, Lounge, Dining Room, Study/Breakfast Room, Kitchen/Dining Room, Utility/Shower Room, Cellar, 4 double Bedrooms and family Bathroom.

The property has the benefit of gas central heating, many original period features, off road secluded parking and established rear garden.

Viewing essential.

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**LOCATION**

The property occupies an enviable position tucked away at the bottom of West Street, in this much sought after Conservation area and being a short walk from the River Severn which has access along to the Railway Station and Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

**RECEPTION HALL**

Wooden and glazed entrance door opening to Reception Hall with tiled floor.

**SITTING/DINING ROOM**

a lovely characterful room with bay window overlooking the front, feature period fireplace with open grate, original moulded ceiling cornice and picture rail. Radiator.

**LOUNGE**

Another characterful room having sash window to the side. Feature chimney breast housing cast iron open grate with wooden lintel over, picture rail, exposed boarded floor, radiator.

**INNER HALL**

with useful boot/cloaks storage, radiator, tiled flooring.

**HOME OFFICE/BREAKFAST ROOM**

with sash window to the side, dado rail, radiator.

**UTILITY/SHOWER ROOM**

with single drainer sink set into base cupboard with space beneath for washing machine. Shower cubicle, wash hand basin and WC. Tiled surrounds and flooring, window to the side, radiator.

**KITCHEN/BREAKFAST ROOM**

With range of bespoke units incorporating deep glazed Belfast style sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surface over and having space for appliances, inset 4 ring hob and eye level double oven and grill with storage baskets beneath and storage cupboards over.

Matching eye level wall units, breakfast seating area, window and door to the garden, tiled floor, radiator. Airing Cupboard.

**CELLAR**

Enclosed staircase leads down from the Hall to the Cellar which provides great storage and potential for conversion if required.

**FIRST FLOOR LANDING**

From the Reception Hall staircase leads to the First Floor Landing which runs the depth of the house, access to roof space and off which lead

**BEDROOM1**

A generous double room naturally well lit by two sash windows overlooking the front, wardrobe storage recess, picture rail, radiator.

**BEDROOM2**

Another double room with sash window to the side, radiator.

**BEDROOM3**

Another good sized double room with sash window to the side, radiator.

**BEDROOM4/HOME OFFICE**

A double room with window to the rear, radiator. French door leading onto rear external staircase.

**BATHROOM**

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, gas central heating boiler, radiator. Sash window to the side and further window to the rear, access to roof space.

**OUTSIDE**

The property has a paved courtyard area to the front. Double opening gates and side pedestrian gate opening to the Rear Garden and enclosed parking space. The Garden is established and laid to lawn with well stocked flower, shrub and herbaceous beds and offer a good level of privacy. Summerhouse



**GENERAL INFORMATION**

**TENURE**

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that all main services are connected.

**COUNCIL TAX BANDING**

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

**FINANCIAL SERVICES**

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find

the mortgage calculator.

<https://monks.co.uk/buy/mortgage-calculator/>

**LEGAL SERVICES**

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

**REMOVALS**

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

**NEED TO CONTACT US**

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



## Judy Bourne

Director at Monks

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## Get in touch

Call. 01743 361422

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Click. www.monks.co.uk

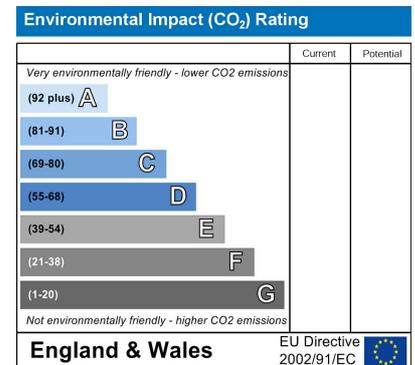
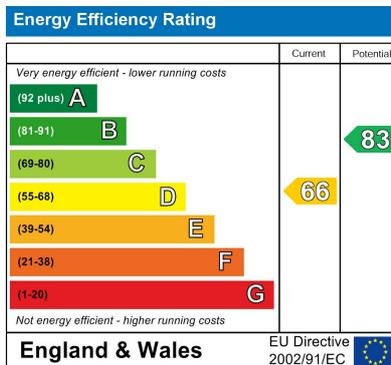
## Shrewsbury office

10a-11 Shoplatch, Shrewsbury,  
Shropshire, SY1 1HL

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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