

3 Severn Street Shrewsbury SY1 2JA



2 Bedroom House - Terraced
Offers In The Region Of £190,000

The features

- PERFECT FIRST TIME BUYER HOME
- CLOSE TO THE TOWN CENTRE AND RAILWAY STATION
- 2 GOOD SIZED BEDROOMS
- ENCLOSED COURTYARD STYLE GARDEN
- EPC RATING TBC
- MUCH IMPROVED WHILST RETAINING ORIGINAL FEATURES
- LOVELY OPEN PLAN LIVING/DINING/KITCHEN
- WELL APPOINTED, ATTRACTIVE SHOWER ROOM
- VIEWING ESSENTIAL



**** CHARMING 2 BEDROOM PERIOD HOME ****

An excellent opportunity to purchase this wonderful period home with huge amounts of charm and character which has been updated, offering flexible and versatile accommodation - perfect for a first time buyer.

Occupying an enviable position being a short stroll from the Town Centre and Railway Station and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, lovely open plan Living/ Dining/ Kitchen, Laundry area, 2 Bedrooms and well appointed Shower Room.

The property has the benefit of gas central heating, enclosed courtyard style garden.

Viewing highly recommended.

Property details

LOCATION

Conveniently located within walking distance of Shrewsbury town centre and lovely riverside walks. There are good local amenities close by, including shops and schools and within walking distance of Shrewsbury Station.

ENTRANCE

having decorative tiling flooring, radiator

OPEN PLAN KITCHEN/DINING/LIVING

A lovely light dual aspect room.

The Living/Dining Room has sash window to the front, chimney breast with recess for fire and having original storage cupboards and display shelving to the side, media point, wooden effect flooring, radiator and exposed ceiling timber.

The Kitchen is fitted with range of shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having space for cooker and dishwasher, tiled surrounds and eye level wall units, arched recess to the side and space for fridge/freezer. Sash window to the rear, door to the garden and door to

UTILITY STORE

with space and plumbing for washing machine and storage shelving.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with window to the side and off which lead

BEDROOM

A generous double room with sash window to the front, exposed ceiling timbers, radiator.

BEDROOM

with window to the rear, wooden effect flooring, radiator.

SHOWER ROOM

Attractively fitted with large walk in shower with direct mixer unit with drench head, concealed WC and wash hand basin set into vanity with storage beneath. Heated towel rail/radiator.

OUTSIDE

The property is approached via wrought iron gate over paved pathway with gravelled forecourt and flower and shrub beds. The Rear Garden has been laid

for ease of maintenance to a good sized paved sun terrace, ideal for outdoor dining, gravelled area and enclosed with wooden fencing. Timber garden storage shed.

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 B - 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 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

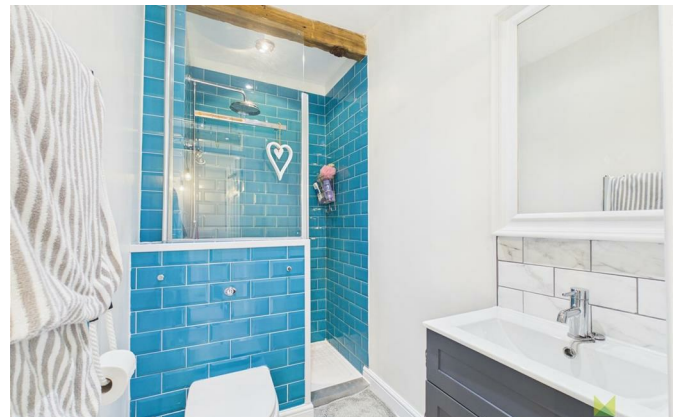
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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

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Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01743 361422

Email. info@monks.co.uk

Click. www.monks.co.uk

Shrewsbury office

10a-11 Shoplatch,
Shrewsbury, Shropshire, SY1

We're available 7 days a week

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

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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