



SAMUEL WOOD

82 North Street, Shrewsbury, Shropshire, SY1 2JF
Offers In The Region Of £200,000



82 North Street

Shrewsbury, Shropshire, SY1 2JF



- Prime Corner Position in Popular Location
- Two Spacious Reception Rooms & Galley Kitchen
- Two Double Bedrooms
- Private Courtyard Garden
- Easy reach of Town Centre & Riverside Walks
- Unique blend of Period Charm and Modern Style
- Stylish Ground Floor Bathroom
- Useful Cellar & Partially Boarded Attic
- Updated throughout with Gas Central Heating
- EPC Rating D

Occupying a prominent corner position in the ever popular Castlefields area of Shrewsbury, this distinctive two bedroom property offers an appealing blend of period character and creative styling. Set within one of the town's most vibrant neighbourhoods favoured for its strong community, riverside walks and proximity to the town centre, this home will resonate with buyers seeking individuality and charm. An interior viewing is strongly recommended to appreciate both the scale and spirit of this unique property.

Inside, the accommodation is thoughtfully arranged and spacious. The living room, positioned to the front is full of warmth and period detail, a separate reception room provides further, spacious ground floor accommodation/dining room. The well designed galley kitchen, makes excellent use of the available space with a layout that is both practical and stylish. The ground floor bathroom is modern and well appointed, with considered fittings that complement the house's character, and there is also a useful cellar. This property has two double bedrooms to the first floor and a partially boarded attic.

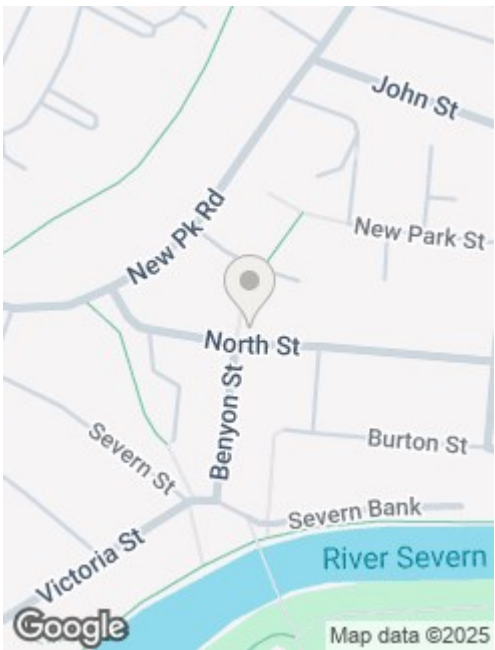
The interior of this interesting property has been thoughtfully improved throughout, retaining original features where possible while introducing modern comforts such as gas-fired central heating.

Beyond, the town courtyard garden offers a private outside space to relax and enjoy 'al fresco' dining.

This is a home with a genuine sense of place, a property with a story and a style of its own. Its position within Castlefields, its characterful layout, and its welcoming atmosphere combine to create something quite special.







Directions

Agents note: New roof to the extension.

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 9 Mbps, Superfast 80 Mbps & Ultrafast 10,000 Mbps
 Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

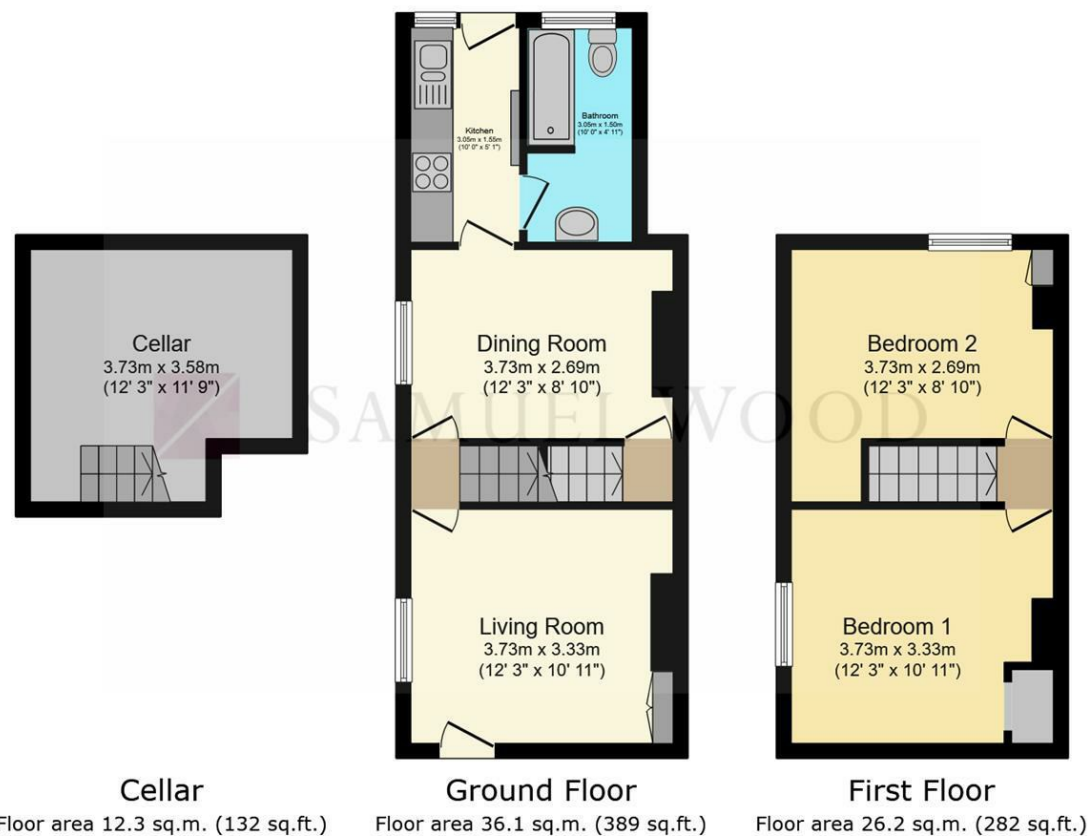
Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







Total floor area: 74.6 sq.m. (803 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF
Tel: 01743 272710 | shrewsbury@samuelwood.co.uk