



SAMUEL WOOD

10 Albert Street, Shrewsbury, Shropshire, SY1 2HT

Asking Price £335,000



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Shrewsbury, Shropshire, SY1 2HT



- Victorian Townhouse
- Four Level Configuration
- Spacious Three Bedrooms
- Enclosed Low Maintenance Garden
- Prime Location In Picturesque Market Town
- No Upward Chain
- Modern Extended Kitchen
- High Ceilings and Character Features Retained
- Gas Central Heating
- EPC Rating E

This impressive Victorian townhouse sits in a prime town location. Offering exceptional living spaces, a private garden and is just a short stroll from the railway station, riverside walks and the bustling Town centre. Albert Street is renowned for its period terraces, this particular home stands out with its striking four level configuration, and stylish interior renovation which has been thoughtfully reimagined for modern living, delivering light filled rooms, a carefully extended kitchen space, and an exquisite attic suite.

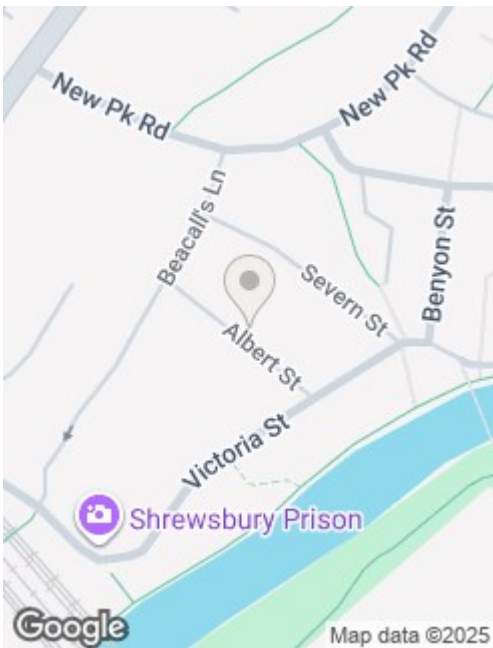
Step into a welcoming reception hall, setting the tone with high ceilings and original features. A large dining room provides the ideal setting for entertaining, connected by an archway to the bay fronted living room. At the rear, an extended kitchen area with views of the outside space. Stairs descend to the lower ground floor basement room, a versatile space to use as a home office, snug or practical storage space.

Ascending the main staircase, the first floor reveals a family bathroom and two well proportioned bedrooms, each maintaining the original Victorian scale and charm. Continue upwards to the converted attic bedroom suite with its own ensuite shower room, ideal as a principal bedroom or luxurious guest suite.

Outside, an enclosed garden with patio doors leading to the upper decked area, stairs descend to the lower patio.







Directions

From Castle Foregate, turn right onto New Pk Road, then turn right again onto Beacall's Lane. Turn left onto Albert Street, after a short distance the property is situated on the left side of the road.

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

Broadband Speed: Basic 8 Mbps, Superfast 67 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.





Floor Plans



TOTAL FLOOR AREA : 1280 sq.ft. (118.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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