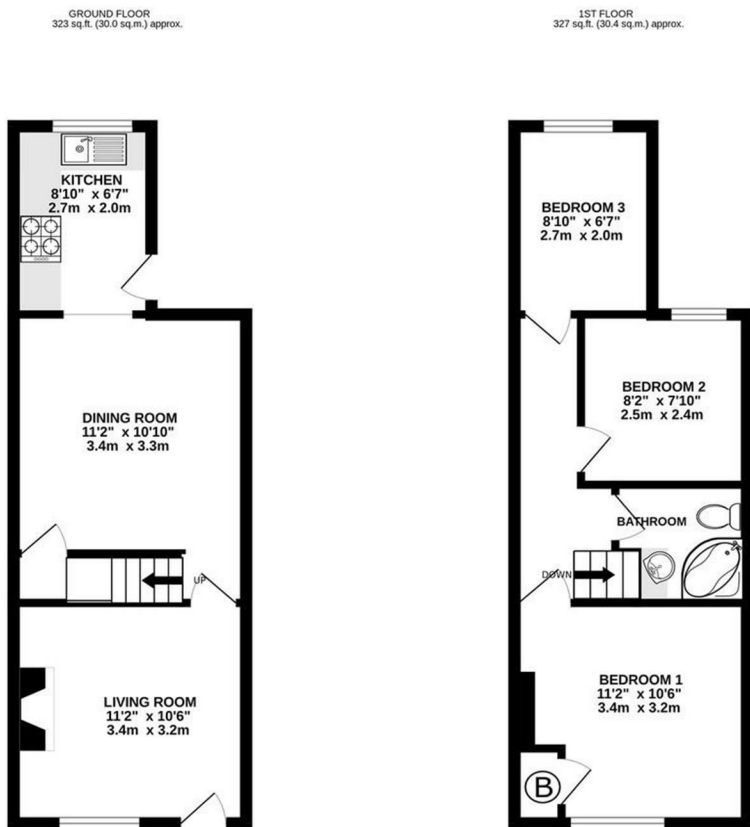


FOR SALE

31 Greenfield Street, Shrewsbury, SY1 2QE



TOTAL FLOOR AREA: 650 sq ft. (60.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description 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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FOR SALE

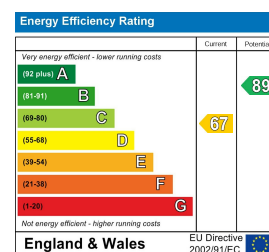
Offers in the region of £235,000

31 Greenfield Street, Shrewsbury, SY1 2QE

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A charming and characterful terraced house offering well proportioned accommodation and south facing courtyard garden in a most desirable area within walking distance of the town centre. NO ONWARD CHAIN..



01743 236 444

Shrewsbury Sales
 2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
 E: shrewsbury@hallsgb.com



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Close to amenities.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- 3 Bedrooms
- 2 Reception rooms
- Lovely south facing rear garden
- Scope for updating and improvement
- Roof work has been completed
- Popular area with nearby park, amenities and well-regarded school

DIRECTIONS

From Shrewsbury town centre proceed along Smithfield Road into Coton Hill, which leads onto the Ellesmere Road. Pass over the railway bridge, take the 2nd right turn into Greenfields Street and proceed straight ahead and the property will be found on the right hand side.

SITUATION

The property is situated in the popular area of Greenfields, being conveniently placed for access to Shrewsbury town centre and railway station. Locally there are a number of amenities including a general store together with a primary school, whilst the town centre offers a comprehensive range of shopping, leisure and social facilities, together with a rail service.

DESCRIPTION

31 Greenfields Street is a most attractive terraced Victorian property providing versatile and generous accommodation. The gardens are predominantly found to the rear and are of a courtyard style.

In brief, the property comprises of:

ACCOMMODATION**LIVING ROOM,**

The front door leads into the living room that has a sash window to the front, tiled floor and part exposed brick chimney, door giving access to the stair case and dining room.

DINING ROOM

With a sash window to the rear, tiled floor, door giving access to under stairs storage and part exposed brick chimney. Opening giving access to the kitchen.

KITCHEN

With a range of base and wall units and worktop space, sink and drainer unit set beneath a window overlooking the rear garden, integrated oven, 4 gas-hob burners, tiled splash backs and stainless steel extractor hood, space and plumbing for white goods, tiled floor and door leading to the rear garden.

BEDROOM 1

With a sash window to the front, access to an airing cupboard housing the gas fired central heating boiler and access to the loft space.

BATHROOM

(reducing to 5'2" x 5'6")

With a corner bath with electric shower above, w/c, hand basin set within a vanity unit with storage below, extractor fan and exposed timber floorboards.

BEDROOM 2

With a sash window overlooking the rear garden.

BEDROOM 3

With a sash window overlooking the rear garden.

OUTSIDE

There is a small front garden with mature hedge giving some privacy and to the rear a lovely south facing courtyard garden perfect for outside entertaining.

GENERAL REMARKS**FIXTURES AND FITTINGS**

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band B. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.
Tel: 01743 236444. Email: shrewsbury@hallsgb.com