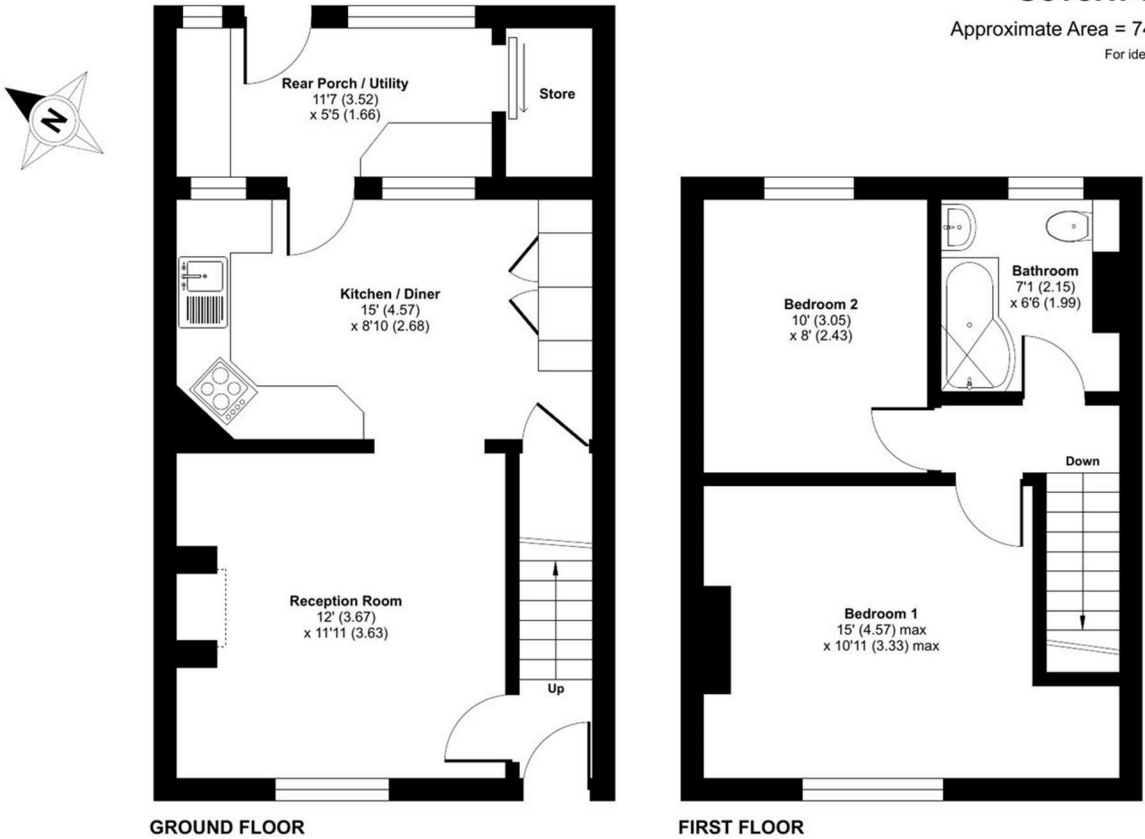


FOR SALE

6 Albafont Terrace, Severn Street, Shrewsbury, SY1 2HY



Severn Street, SY1
Approximate Area = 741 sq ft / 68.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Halls. REF: 1251149



FOR SALE

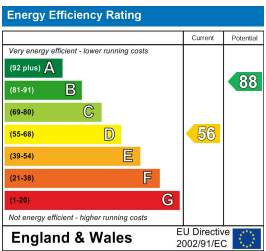
Offers in the region of £220,000

6 Albafont Terrace, Severn Street, Shrewsbury, SY1 2HY

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



An attractive period home with huge amounts of charm and character that has been updated, offering well laid out accommodation, situated in an incredibly popular location.



01743 236 444

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



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Close to town amenities.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Recently updated
- 2 bedrooms
- Kitchen/dining room
- Sitting room with feature fireplace
- Front garden
- Large utility room

DIRECTIONS
From Shrewsbury town centre, proceed along Smithfield Road, staying in the left hand lane around onto Chester Street. Continue under the railway bridge in the left hand lane turning left onto Castle Foregate and after a short distance take the right turn into New Park Road, followed by the next right turn into Beeches Lane. Take the first available left turn into Severn Street and the property will be found on the left hand side.

SITUATION
The property is conveniently located within walking distance of Shrewsbury town centre and lovely riverside walks. There are local amenities close by including shops and schools and within walking distance of Shrewsbury Railway Station.

DESCRIPTION
An attractive period mid-terrace house that is beautifully presented throughout with accommodation over two floors that will appeal to many potential buyers. The accommodation has been tastefully and sympathetically updated and remodelled. There is a plenty of charm and character and the property includes a wonderful sitting room with feature brick fireplace, there is a spacious kitchen/dining room and utility room. The first floor landing gives access to 2 double bedrooms and a re-fitted bathroom. There is a landscaped front garden, gas fired central heating. Viewing is recommended.

ACCOMMODATION
ENTRANCE HALL
Leading to staircase and sitting room.

SITTING ROOM
Having a window over looking the front of the property, feature brick fireplace and access to the kitchen/dining room.

KITCHEN
A range of wall and floor units, built in appliances, dining area, storage cupboard and access to the rear utility room.

UTILITY ROOM
A door gives access to the rear of the property, there is also a store room.

FIRST FLOOR LANDING
With access to loft space:-

LOFT SPACE
Boarded loft with drop down ladder for extra storage space.

BEDROOM ONE
With views over the front gardens.

RE-FITTED BATHROOM
Having a three piece suite comprising, bath with shower over, low flush WC, wash hand basin.

BEDROOM TWO

OUTSIDE
To the front of the property, there is a gravelled pathway leading to the front door with the landscaped gravelled gardens either side. There is a lovey array of trees, bushes, flowers and plants.

GENERAL REMARKS

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

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

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