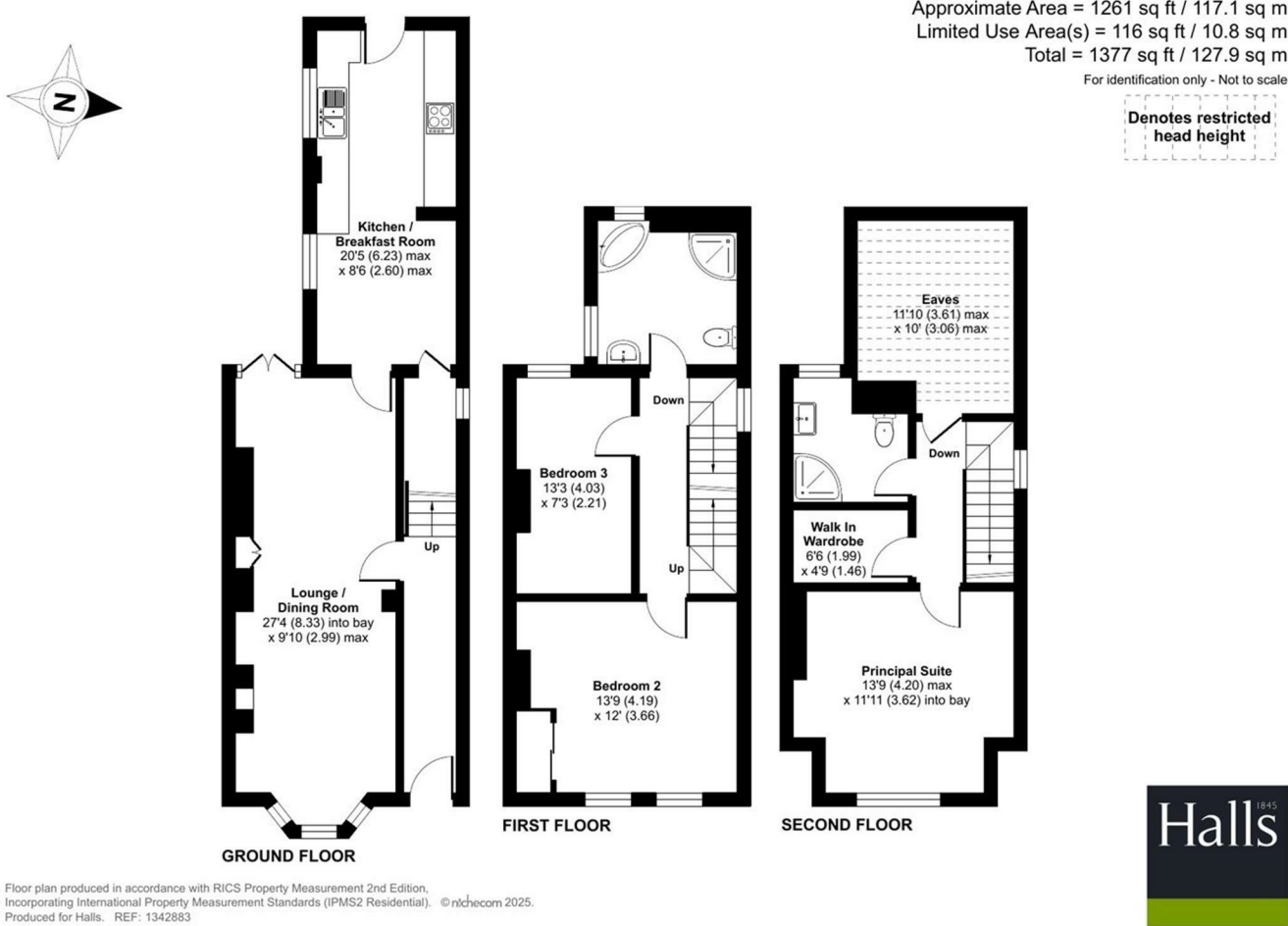


FOR SALE

38 Percy Street, Shrewsbury, SY1 2QQ



FOR SALE

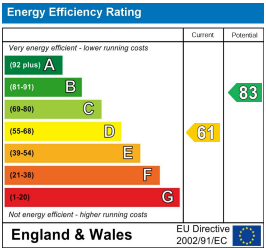
Offers in the region of £350,000

38 Percy Street, Shrewsbury, SY1 2QQ

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 wonderful period end of terrace home that offers flexible and versatile accommodation, set over three floors situated in an incredibly popular location.



01743 236444

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



3 Bedroom/s



2 Bath/Shower Room/s



- Open plan kitchen/dining room
- Incredibly well proportioned double reception room
- 3 bedrooms
- 2 bathrooms
- Large garden
- Huge amount of charm and character

DIRECTIONS
From Shrewsbury town centre, proceed along Smithfield Road and continue to Coton Hill heading along the Ellesmere Road. Proceed over the railway bridge and straight over the mini roundabout, taking the right turn into Greenfield Street. Take the second left turn into Percy Street, toward Percy Street North and proceed towards the end and the property will be identified on the right hand side.

SITUATION
The property is attractively positioned as an end of terrace of three delightful and unique period townhouses. The property is well situated and conveniently placed for access to Shrewsbury town centre which is within walking distance. Close by there are a number of amenities including a general store and post office together with a primary school. Fitness and Yoga classes, a bowling club which also hosts music events and a children's play area are all within walking distance. The town centre itself offers a more comprehensive range of shopping, leisure and social facilities together with a rail service.

DESCRIPTION
38 Percy Street is a deceptively spacious and attractively presented Victorian terraced townhouse offering accommodation over three floors. To the ground floor the two original reception rooms have been knocked through into one open modern space which then leads through to the open plan kitchen dining area. To the first floor there are two bedrooms and a bathroom, whilst there are an additional bedroom and shower room on the second floor with a large storage area into the eaves. Outside, the gardens are a particular feature to the property, being predominantly positioned to the rear and offering generous flowing lawns with well stocked herbaceous borders and terraced patio seating area.

ACCOMMODATION
Entrance canopy leading to panelled part glazed entrance door which leads into:-

ENTRANCE HALL
With ceiling cornice, original Minton tiled floor, staircase to first floor and door off to:-

OPEN PLAN SITTING/LIVING AREA
A double reception room with attractive fireplace with a wood burning stove, built in book case, bay window, ceiling cornice, and French doors to the rear. There is access through to the:-

KITCHEN DINING ROOM
With original tiled floors and providing a range of shaker style eye and base level storage cupboards and drawers with work surface over and incorporating a one and a half bowl sink unit and drainer with mixer tap, wall mounted gas fired central heating boiler, space and plumbing for dishwasher, space for fridge freezer, integral electric oven and grill with hob unit with fitted filter hood, part tiled walls. Door to under stairs storage cupboard, glazed and panelled door to rear garden.

FIRST FLOOR LANDING

BEDROOM TWO
Spacious double bedroom with twin sash windows, alcoves and built-in bookshelves, also built in wardrobe.

BEDROOM THREE
Double bedroom with original fireplace and pleasant outlook over gardens.

FAMILY BATHROOM
Corner bath, separate walk in shower, wash hand basin and WC

SECOND FLOOR LANDING
Access to principal bedroom, shower room and two further doors leading to the eaves storage and also a large walk-in wardrobe.

PRINCIPAL SUITE
Large double bedroom with exposed beams.

SHOWER ROOM
Corner shower, low level WC and wash hand basin.

OUTSIDE
The property is approached over a flagged pathway giving access to the front door. Parking is on-street.

THE GARDENS
To the front the gardens comprise a low maintenance small walled garden. The majority of the gardens are positioned to the rear initially offering a paved patio seating area. Beyond is flowing sections of lawn, flanked by herbaceous beds containing a variety of specimen shrubs and plants. To the bottom section of garden is an additional large patio, private seating area with a timber garden room and shed.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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

COUNCIL TAX
The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.