



Zaza Johnson & Bath
Estate Agents

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35 Severn Street, Castlefields, Shrewsbury, Shropshire, SY1 2JA

Offers in the Region Of £200,000

A spacious 2 bedroom mid terrace period home, conveniently located within walking distance of Shrewsbury town centre and lovely riverside walks. There are good local amenities close by including shops and schools and within walking distance of Shrewsbury Station. Accommodation including Living Room, Dining Room, Kitchen, 2 Double Bedrooms, Large Bathroom, low maintenance rear garden. No Upward Chain.



35 Severn Street, Castlefields, Shrewsbury, Shropshire, SY1 2JA Ref: 4554

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Wooden, glazed entrance door.

Living Room 10' 10" x 10' 0" (3.30m x 3.05m)
Wood effect laminate flooring, sash window to the front.

Dining Room 10' 10" x 13' 4" (3.30m x 4.06m)
Carpet, alcove to one side and storage built-in storage cupboard to the other, chimney breast with wood effect gas fired stove, tiled hearth, staircase leading to First Floor Landing, double glazed window to the rear.

Kitchen 5' 5" x 13' 0" (1.65m x 3.96m)
Wood effect laminate flooring, double glazed windows to the side and rear. timber double glazed wooden door to the rear. Fitted with base and eye level units, laminate work tops, inset sink unit.

First Floor Landing

Staircase leads to Second Floor Bedroom.

Bedroom 1 10' 0" x 10' 10" (3.05m x 3.30m)
Carpet, single glazed sash window to the front, built in double wardrobe.

Bathroom 10' 10" x 8' 3" (3.30m x 2.51m)
Tile effect laminate flooring, fitted with 3 piece suite including wash basin, WC, bath with mixer tap and shower attachment, double glazed sash style window to the rear garden, airing cupboard housing hot water cylinder.

Bedroom 2 10' 5" x 16' 4" (3.17m x 4.97m)
Carpet, double glazed window to the rear, eaves storage, access to small loft area.

Rear Garden

Concrete and slab patio area accessed from Kitchen. Gravel garden with shrubs beds, enclosed by fencing.

Outside - Front

Small gravelled area for bins, steps lead to front door.

Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

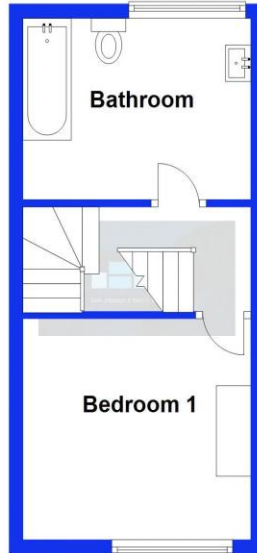
Ground Floor

Approx. 30.5 sq. metres (328.3 sq. feet)



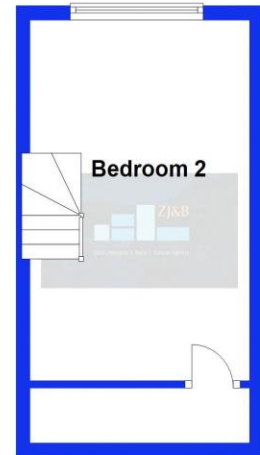
First Floor

Approx. 23.8 sq. metres (255.8 sq. feet)



Second Floor

Approx. 18.6 sq. metres (200.0 sq. feet)



Total area: approx. 72.8 sq. metres (784.1 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)		
35 Severn Street SHREWSBURY SY1 2JA	Energy rating F	Valid until: 20 July 2033 Certificate number: 9718-1000-4273-4257-5204
Property type	Mid-terrace house	
Total floor area	68 square metres	
Rules on letting this property		
! You may not be able to let this property		
<p>This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).</p> <p>Properties can be let if they have an energy rating from A to E. The recommendations section sets out changes you can make to improve the property's rating.</p>		



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage