



## 8 Percy Street, Greenfields, Shrewsbury, Shropshire, SY1 2QF

**£260,000**

A charming semi detached two bedroom Victorian period home, in an excellent setting convenient for the town centre and train station. Enjoying a large West facing rear garden, accommodation provides: Recessed Porch, Entrance Hall, Sitting Room With Walk In Bay Window, Dining Room With Wide Opening Through To A Large Modern Kitchen, Cellar. Two Double Bedrooms, Spacious 4 Piece Bathroom, GCH, DG. No Upward Chain.



## 8 Percy Street, Greenfields, Shrewsbury, Shropshire, SY1 2QF Ref: 4782

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

Recessed entrance porch, quality composite entrance door with window above.

**Entrance Hall** 10' 3" x 2' 11" (3.12m x 0.89m)  
Attractive period pattern tile flooring, staircase leads to spacious First Floor Landing.

**Sitting Room** 11' 10" x 9' 10" (3.60m x 2.99m)  
Stripped pine door, decorative cast iron fireplace with open grate and slate hearth, exposed floor boards, radiator, walk in double glazed bay window to the front.

**Dining Room** 13' 4" x 10' 7" (4.06m x 3.22m)  
Feature exposed brickwork to chimney breast recess, radiator, wooden flooring, built in storage cupboard with display shelving above. Wide opening to Kitchen, double glazed French doors lead to Covered Store, stripped pine door to Cellar.

**Kitchen** 10' 3" x 8' 7" (3.12m x 2.61m)  
Fitted with cream fronted units to 3 wall areas, solid wood work tops, inset white glazed sink unit, integrated electric double oven and 4 ring gas hob with filter hood above, double glazed side window and double glazed window overlooking large westerly facing rear garden.

### Spacious First Floor Landing

'L' shaped Landing with double glazed side window, access to roof space, radiator.

**Bedroom 1** 13' 4" x 10' 0" (4.06m x 3.05m)  
Ornate period cast iron fireplace with quarry tile hearth, exposed floor boards, radiator, double glazed sash window to the front.

**Bedroom 2** 10' 7" x 8' 6" (3.22m x 2.59m)  
Period ornate cast iron fireplace with wooden mantle, radiator, double glazed window overlooking rear garden.

**Bathroom** 10' 0" x 8' 6" (3.05m x 2.59m)  
Large bathroom fitted with 4 piece suite providing roll top bath, large tiled shower cubicle, wash basin, WC, radiator, heated towel

rail, cupboard housing gas fired central heating boiler, extractor, double glazed window to the rear.

### Outside - Front

Enclosed by brick walls with gravelled front garden with rose bushes and pathway to entrance door.

**Rear Garden** 75' 0" long (22.84m) approx  
Large, westerly facing rear garden enclosed by high level timber fencing. Approached onto timber decking with patio along side. The majority of the garden is laid to lawn with shrub borders, gated pathway leads to the front of the property. Approximately 75' in length.

### 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**



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

### 8 Percy Street, Shrewsbury

## FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

### Energy performance certificate (EPC)

8 Percy Street SHREWSBURY SY1 2QP	Energy rating <b>D</b>	Valid until: 10 April 2026 Certificate number: 8546-7824-6540-7368-4996
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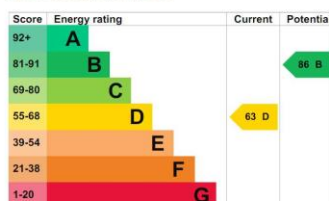
Property type	Semi-detached house
Total floor area	74 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
[You can read guidance for landlords on the regulations and exemptions here: https://www.gov.uk/guidance/landlords-provide-secure-property-minimum-energy-efficiency-standards-and-certificate](#)

#### Energy rating and score

This property's energy rating is D. It has the potential to be B.  
[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance



### **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**