



50 North Street, Castlefields, Shrewsbury, Shropshire, SY1 2JL

Offers in the Region Of £279,995

A beautifully presented, spacious 2 bedroom terrace home located in the historical area of Castlefields just a short walk from Shrewsbury Town Centre. The property oozes character but also benefits from a modern finish. Accommodation comprises: Entrance Hall, Living Room, Dining Room, Kitchen, 2 Double Bedrooms, Bathroom and En-Suite Shower Room, Private Rear Garden, On-Street Parking. NO UPWARD CHAIN.



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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 entrance door with glazed light above.

Entrance Hall 16' 9" x 2' 10" (5.10m x 0.86m)
Original floor tiles, radiator, staircase to First Floor Landing.

Living Room 13' 6" x 10' 2" (4.11m x 3.10m)
Carpet, cast iron period fireplace with slate hearth, built in storage cupboard, radiator, sash window to the front.

Dining Room 13' 4" x 13' 3" (4.06m x 4.04m)
Carpet, radiator, period fireplace with fired earth tiled insert with brick hearth, double glazed window overlooking rear garden, door to useful Cellar.

Kitchen 9' 7" x 7' 10" (2.92m x 2.39m)
Fitted with good range of units, laminate work tops, tiled surround, inset stainless steel sink unit, integrated 4 ring induction hob, electric double oven below and extractor hood above, original tiled flooring, window and door to the side,

First Floor Landing

Bedroom 1 13' 5" x 13' 3" (4.09m x 4.04m)
A good size room, carpet, double glazed window to the rear, radiator.

Bathroom 9' 7" x 7' 10" (2.92m x 2.39m)
Tile effect vinyl flooring, radiator, double glazed window to the rear, fitted with 4 piece suite including corner shower unit with sliding door, slipper bath with Fired Earth taps, wash basin, WC, cupboard housing central heating boiler.

Bedroom 2 13' 3" x 13' 3" (4.04m x 4.04m)
Carpet, sash window to the front, built in triple and double wardrobes, radiator.

En-Suite Shower Room 5' 9" x 5' 2" (1.75m x 1.57m)

Tile effect vinyl flooring, WC, wash basin set to vanity unit with storage beneath, fully tiled shower cubicle with mixer shower and glazed folding door, extractor, storage cupboard.

Rear Garden

A lovely, private rear garden with concrete patio for outdoor dining, further paved area with raised bed, gravel seating area to the rear of the garden, enclosed by fencing with brick wall and hedging. To the side is access to outside WC currently used as a Laundry Room.

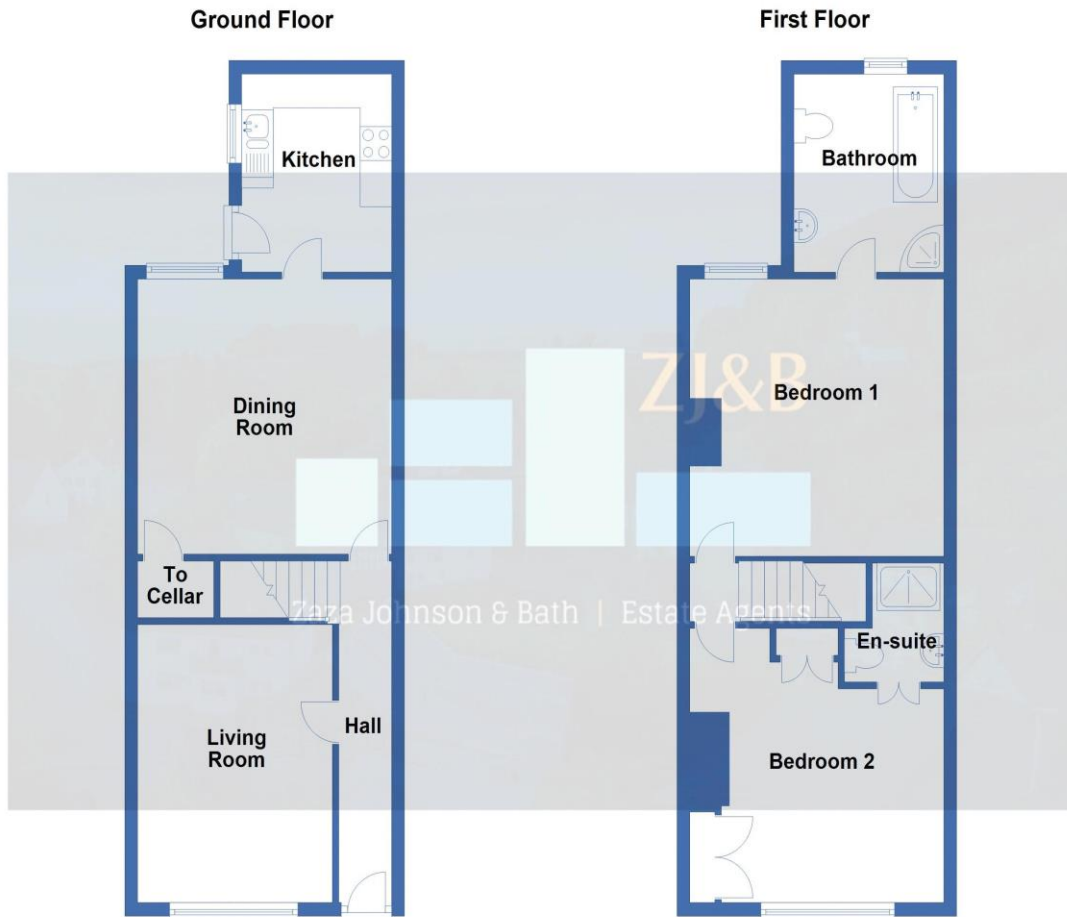
External - Front

The property has a brick wall to the front and approached through a iron gate leading onto a block paved pathway and entrance door and there is a small gravel bed to the front.

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.

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

50 North Street SHERBORNE WY 3 2A	Energy rating C	Valid until: 18 November 2031
		Certificate number: 9314-1907-1209-5509-0204

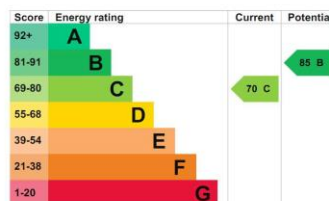
Property type	Mid-terrace house
Total floor area	96 square metres

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](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties>).

Energy rating and score

This property's energy rating is C, 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