



## **22 Benyon Street, Castlefields, Shrewsbury, Shropshire, SY1 2JQ**

### **Offers in the Region Of £270,000**

A really beautifully presented 2 bedroom terraced home in this popular area which is within walking distance of the town centre, Theatre Severn, fabulous shops and restaurants, riverside walks and the Quarry Park. The comfortable accommodation includes Entrance Hall, Living/Dining Room, Kitchen/Breakfast Room, Tanked Cellar, 2 Bedrooms, Large Bathroom, GCH, DG. Early Viewing Is Highly Recommended.



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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 panel above.

**Entrance Hall** 24' 10" x 3' 3" (7.56m x 0.99m)  
Solid oak flooring, radiator, carpeted staircase to First Floor Landing.

**Living/Dining Room** 24' 10" x 12' 11" (7.56m x 3.93m)  
Solid oak flooring, radiator, uPVC double glazed window to the front, feature cast iron fireplace - not in use, fireplace recess with exposed brickwork, quarry tile hearth and wood burning stove inset, recessed shelving to the side, archway to Kitchen, door providing access to Cellar.

**Kitchen/Breakfast Room** 11' 1" x 14' 11" (3.38m x 4.54m)  
Attractively fitted with a good range of base and eye level units with black granite worktops, inset sink unit, tiled splash and wall areas, 5 ring Rangemaster cooking range with double oven, and filter hood above, space for washing machine, dishwasher, tumble dryer and American style fridge/freezer laminate flooring, double glazed window overlooking rear garden, double glazed French doors provide access to rear garden.

**Cellar** 10' 10" x 11' 5" (3.30m x 3.48m)  
Tanked Cellar in good condition currently used for storage but has potential for further uses.

**First Floor Landing** 12' 10" x 5' 8" (3.91m x 1.73m)

**Storage Cupboard** 12' 10" x 2' 9" (3.91m x 0.84m)  
Large storage cupboard (flying freehold over the shared alley way).

**Bedroom 1** 11' 7" x 15' 10" (3.53m x 4.82m)  
Wood effect laminate flooring, double glazed window to the front, double radiator.

**Bedroom 2** 12' 10" x 10' 2" (3.91m x 3.10m)  
Wood effect laminate flooring, double glazed window to the rear, built in double wardrobe, radiator.

**Bathroom** 10' 5" x 7' 6" (3.17m x 2.28m)  
Fitted with 4 piece white suite including bath, WC, wash basin, large shower cubicle with mixer shower, black tile effect vinyl flooring, double glazed window to the rear, radiator.

### Rear Garden

Approached onto a paved patio with lawn and shrub beds beyond. Pathway leads to the rear of the garden, recently installed gated access leading to the front of the property which is shared with the adjoining neighbour.

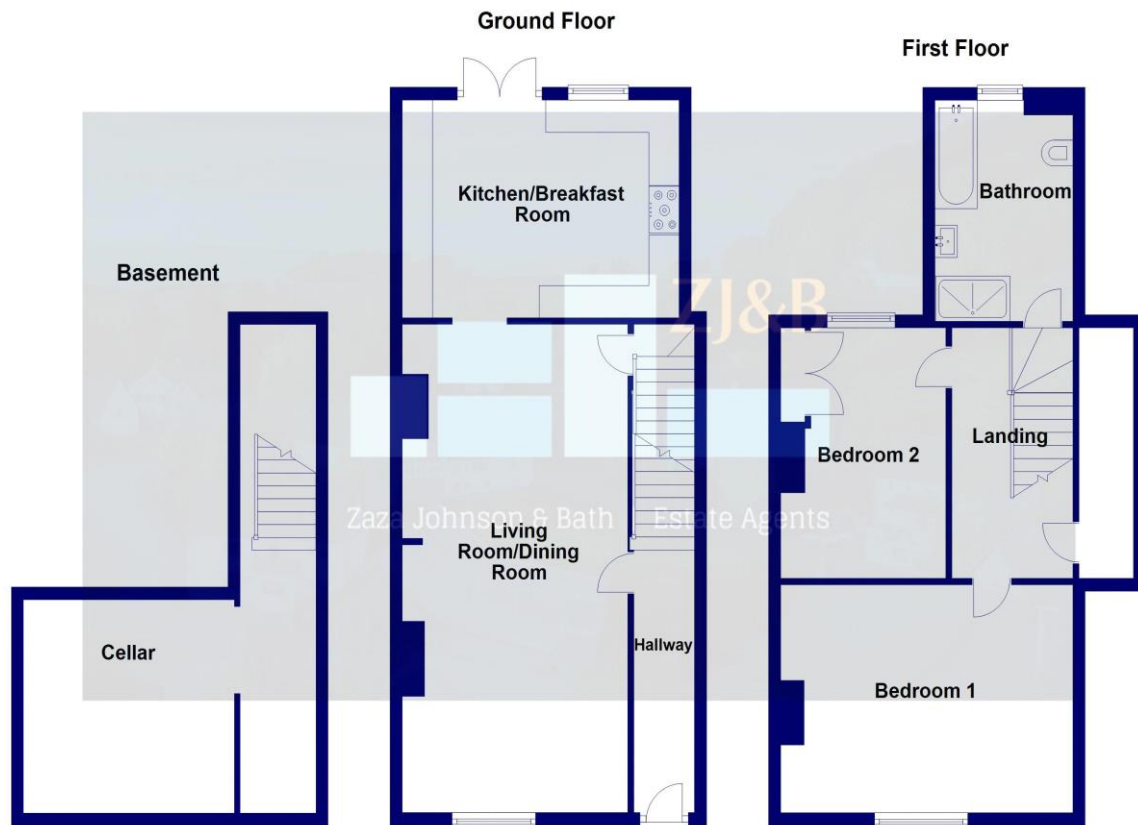
### External - Front

Enclosed by low brick wall, paved pathway leads to the entrance door, paved and stone area to the front with shrub bed.

### Council Tax Band B

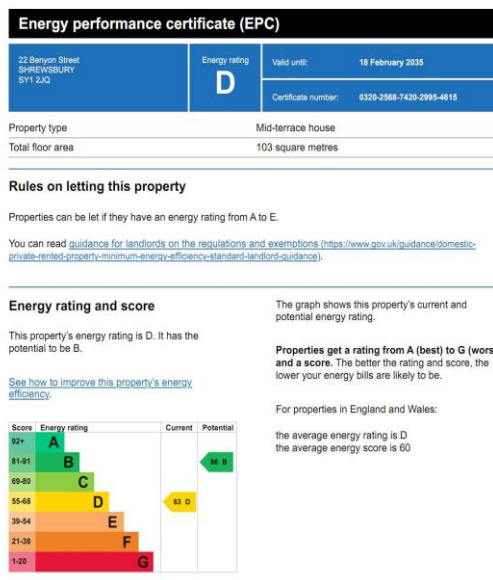
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

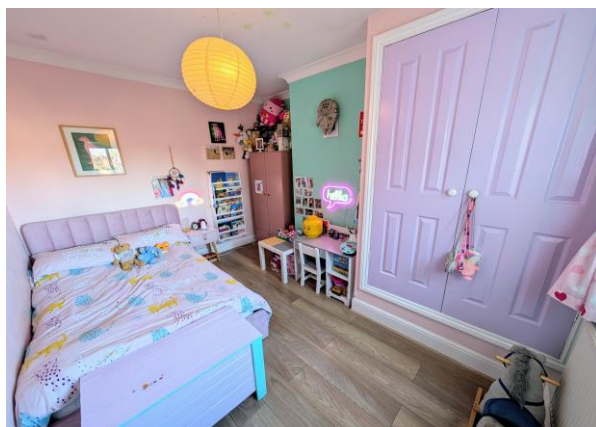


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FLOOR PLANS FOR GUIDANCE ONLY







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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**