



45 North Street, Castlefields, Shrewsbury, Shropshire, SY1 2JJ

£249,500

Located within this popular area and within easy access via a short walk along the River Severn to the town centre. This charming 2 Bedroom mid terrace property provides comfortable accommodation including Entrance Hall, Living Room, Dining Room, Kitchen, Sun-Room, First Floor Bathroom and En-Suite Shower Room, Gas Central Heating, Lovely Long Rear Garden, Early Inspection 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

Glazed wooden entrance door.

Entrance Hall

Ceramic tile floor, staircase rising to First Floor Landing.

Entrance Hall

Ceramic tile floor, staircase leading to First Floor Landing.

Living Room 10' 6" x 10' 1" (3.20m x 3.07m)

Feature fireplace with pine surround and cast iron grate inset, marble hearth, radiator, window to the front.

Dining Room 13' 0" x 11' 7" (3.96m x 3.53m)

Radiator, wood style laminate flooring, display recess with oak beam over, built in period cupboards to alcove, double glazed window to the rear, door to

Kitchen 10' 6" x 6' 10" (3.20m x 2.08m)

Fitted with a good range of base and eye level units, wood effect laminate work tops with inset single drainer sink unit, integrated oven and 4 ring gas hob, tiled surround to work areas, ceramic tile floor, windows to side and rear, glazed door to

Sun Room

Ceramic tile flooring, polycarbonate roof, uPVC double glazed French doors provide access to rear Garden.

First Floor Landing

Bedroom 1 13' 9" x 11' 7" (4.19m x 3.53m)

Period fireplace, fitted wardrobes, double glazed window to the rear, door with steps down to

Bathroom

Fitted with white 4 piece white suite including bath, wash basin, WC, shower cubicle, aqua boarding, double glazed window to the rear.

Bedroom 2 13' 9" x 10' 7" (4.19m x 3.22m)

Period fireplace, radiator, window to the front. Door to

En Suite Shower Room

Fitted with white 3 piece white suite including wash basin, WC, tiled shower cubicle, towel radiator, tiled wall areas, tiled flooring.

Outside - Front

The property is approached via a paved pathway with small forecourt to the front and enclosed by a low brick wall.

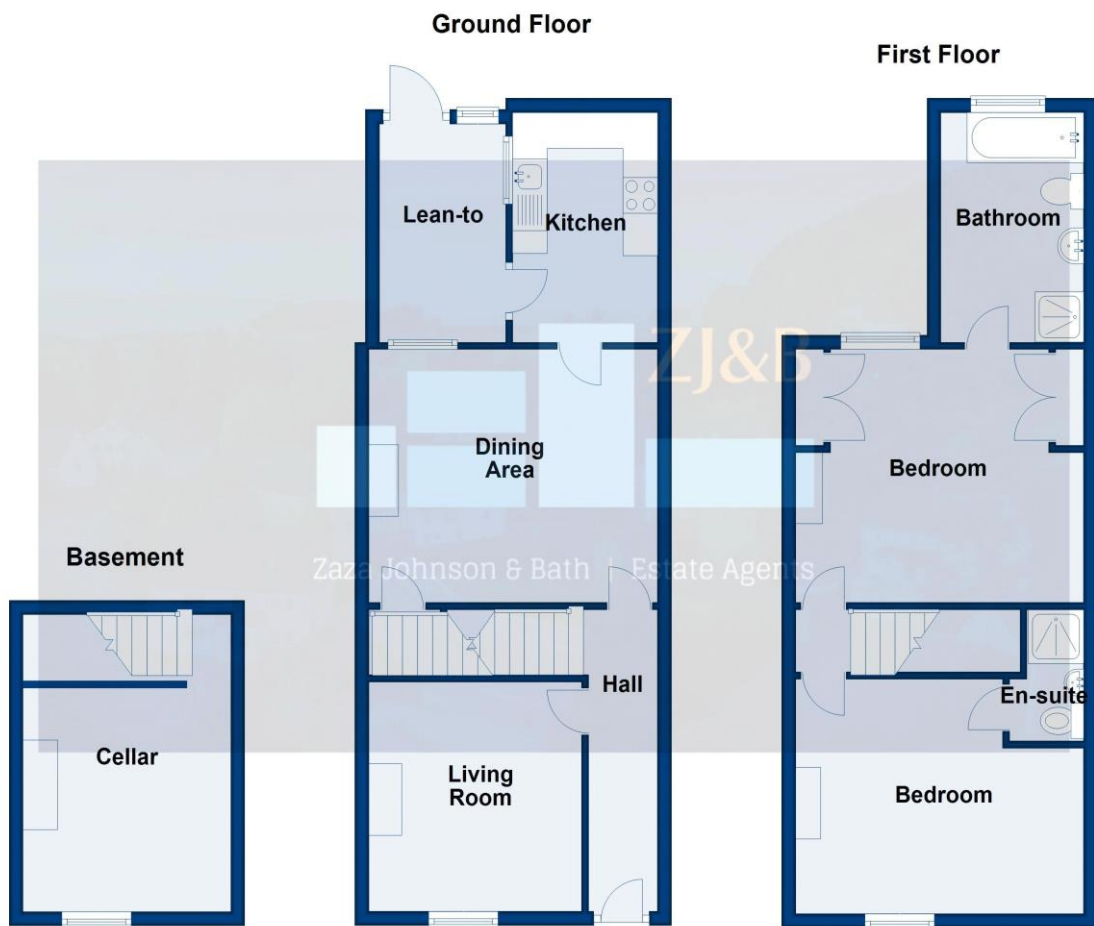
Rear Garden

A really good size, established rear garden with pathway flanked by beds and borders leads to a brick paved patio to the rear boundary. The garden also benefits from a vegetable plot, garden shed and is enclosed by timber fencing.

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**



FLOOR PLANS FOR GUIDANCE ONLY

05/02/2025, 10:57 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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Energy performance certificate (EPC)

42 North Street SWANSEA SA1 2JJ	Energy rating D	Valid until: 23 September 2034
		Certificate number: 4715-1084-5002-0021-7708

Property type: Mid-terrace house

Total floor area: 80 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-relevant-to-private-rental-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-relevant-to-private-rental-properties>).

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](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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

<https://find-energy-certificates.service.gov.uk/energy-certificates/4715-1084-5002-0021-7708>



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