



34 Benyon Street, Castlefields, Shrewsbury SY1 2JQ

3 bedroom mid-terraced house—£280,000 Freehold

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sales@cgpooks.co.uk

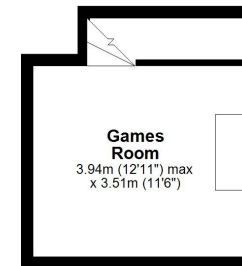
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This very attractive and extensively improved Victorian property offers superb accommodation over 4 floors, along with original features such as stripped pine doors, boarded flooring and open fireplaces. The property is extremely well situated on a quiet and popular street, just a stone's throw from beautiful river walks, the railway station and town centre.

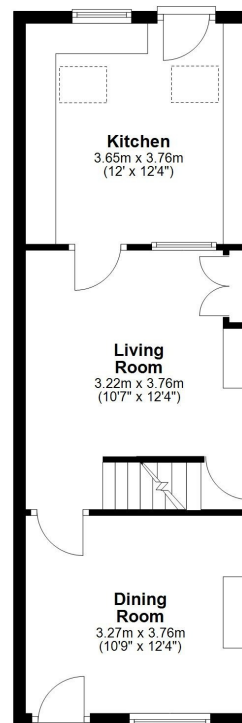
KEY FEATURES

- Separate living and dining rooms, both having built in storage cupboards, with the living room also having an electric stove.
- Good sized kitchen/breakfast room which has a vaulted ceiling with roof lights, as well as a window and part glazed door to rear. There is also an extensive range of fitted units and integrated appliances.
- There is a converted cellar which is approached via an enclosed staircase from the living room, now providing an excellent space for a home office or games room.
- Staircase from living room to the first-floor landing where there are 2 bedrooms and a bathroom.
- From the landing there is a further enclosed staircase which leads to the impressive second double bedroom that has built in storage and 2 large roof lights to the rear.
- Replacement double glazed windows and gas central heating.
- Lovely private rear garden which is partly walled and has been landscaped to lawn with paved sun terraces to either end.
- Very popular and convenient location, in the sought after Castlefield's neighbourhood, only a 5-minute walk from the railway station and town centre. There are also stunning river walks which you can follow right through the town to the Quarry Park.
- No onward chain.

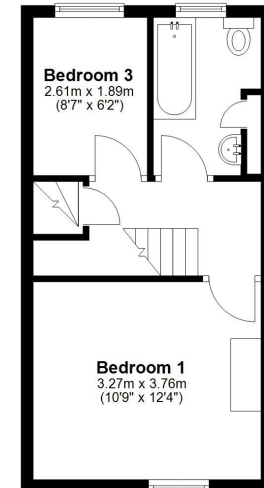
Basement
Approx. 13.3 sq. metres (143.3 sq. feet)



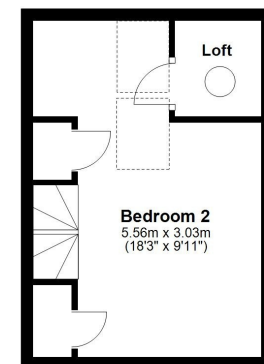
Ground Floor
Approx. 42.6 sq. metres (458.4 sq. feet)



First Floor
Approx. 28.8 sq. metres (309.6 sq. feet)



Second Floor
Approx. 20.9 sq. metres (225.0 sq. feet)



Total area: approx. 105.6 sq. metres (1136.3 sq. feet)







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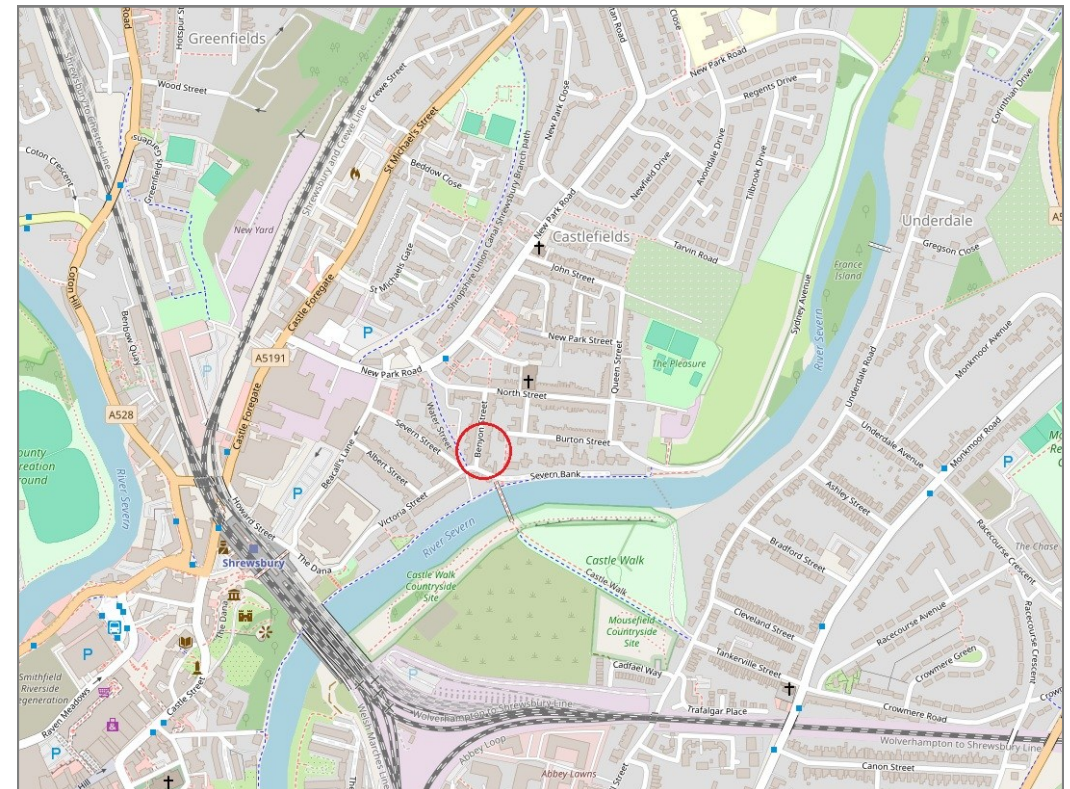
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band C
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



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

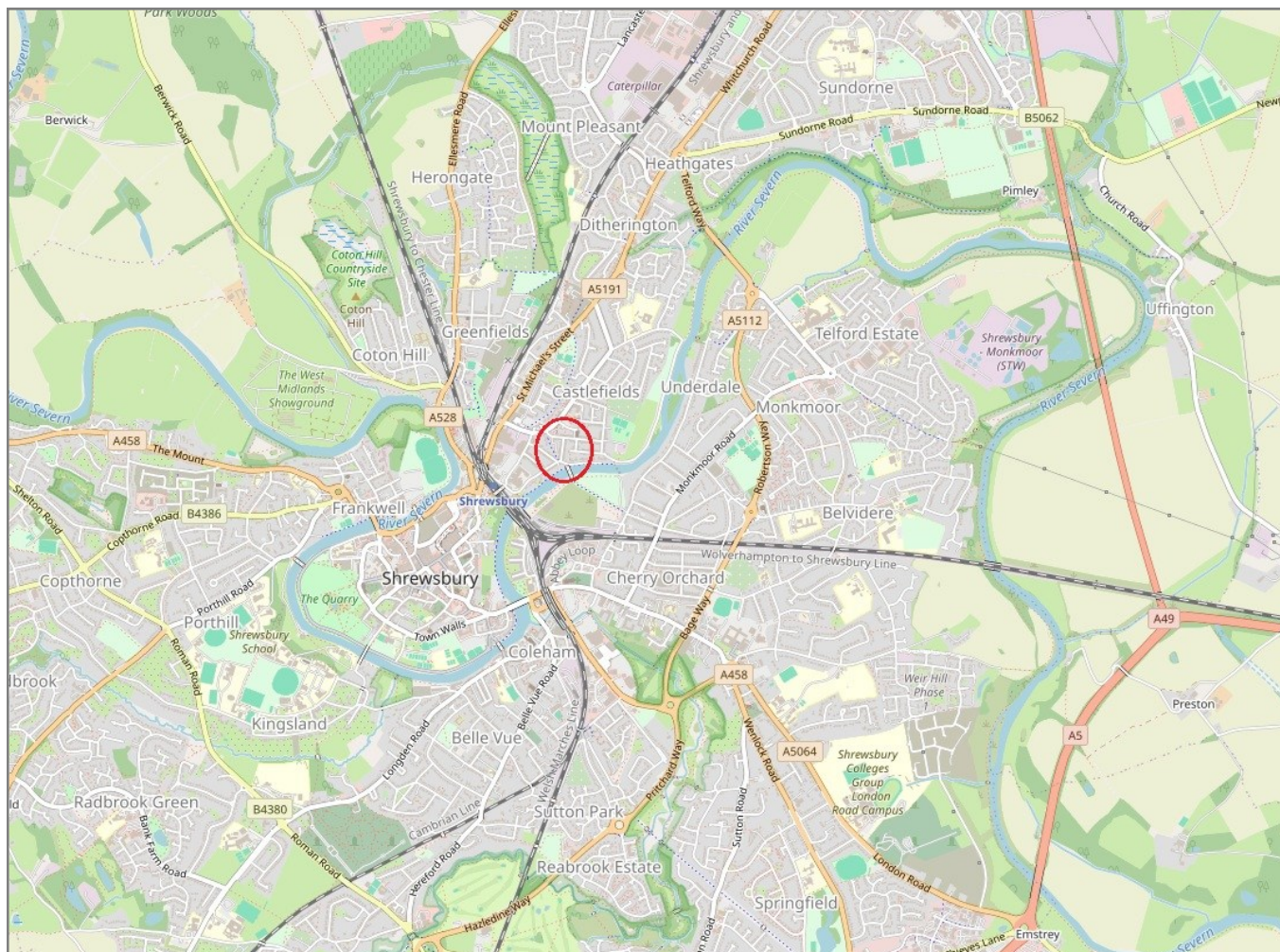
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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