



**55 Percy Street £285,000**

Shrewsbury, Shropshire, SY1 2QG

**SPENCER  
JAKEMAN**

## 55 Percy Street, Shrewsbury, Shropshire, SY1 2QG

- Character three bedroom property situated in this highly sought after locality
- Immaculately presented with striking high ceilings and well-proportioned room sizes
- Two reception rooms with useful cellar and sun room
- Attractive well-equipped kitchen with solid wood worksurfaces
- Contemporary family bathroom with eye-catching tiling and white suite
- Well maintained enclosed rear garden and front courtyard

An immaculately presented, charming three bedroom property which has been tastefully decorated by the current owners. Situated in this convenient and popular locality which is just a short walk from the town centre and Greenfields park, this well appointed period property boasts well-proportioned rooms sizes throughout and offers free flowing accommodation suiting todays modern living. In brief the property benefits from newly fitted gas central heating, double glazing, entrance hallway, well presented living room with high ceiling, sash bay window allowing plenty of light and feature wood burner with hearth and bespoke built-in cabinetry. Located off the hallway is a useful sitting/dining room which leads to a modern kitchen which benefits from contemporary units with feature worksurfaces over and range of appliances with feature splash back. Accessed from the kitchen is the rear sun room which is a perfect home office or playroom with double doors leading to the rear garden.





An impressive cellar fits a wide range of uses and can be accessed from the sitting/dining room. On the first floor are three good bedrooms with the principle having a useful dressing area, a further high class family bathroom offers a modern white suite with eye-catching tiling. To the rear of the property is a recently landscaped enclosed rear garden with delightful patio area, laid to lawn and garden shed. To the front of the property is a pleasant courtyard with side access to the main front door and rear garden.

#### Entrance Hallway

Living Room 12' 11" x 11' 11" (3.94m x 3.63m)

Sitting Room 12' 11" x 11' 11" (3.94m x 3.63m)

Attractive Kitchen 11' 11" x 7' 5" (3.63m x 2.26m)

#### Sun Room

Cellar 14' 2" x 6' 7" (4.32m x 2.00m)

Stairs from ground floor to first floor landing

Bedroom One 12' 11" x 11' 8" (3.94m x 3.56m)

Bedroom Two 11' 11" x 7' 7" (3.63m x 2.31m)

Bedroom Three 8' 5" x 6' 11" (2.56m x 2.11m)

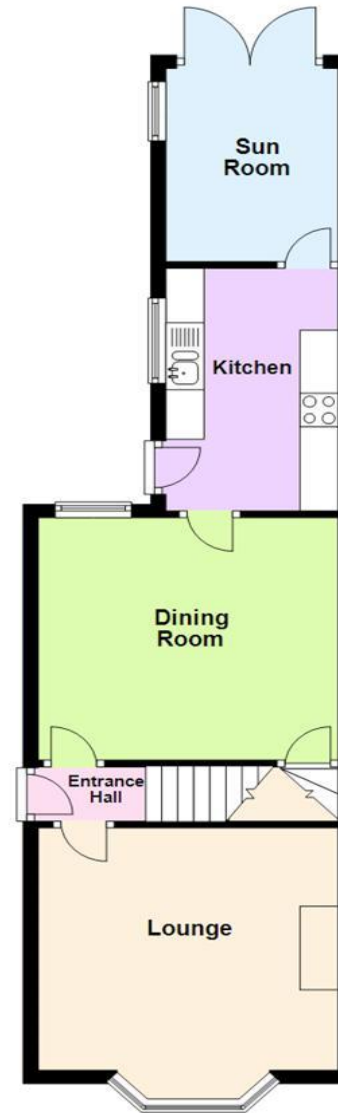
Contemporary Family Bathroom







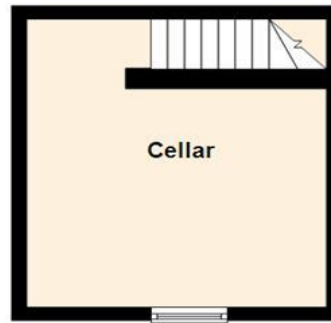
**Ground Floor**  
Approx. 48.0 sq. metres (517.1 sq. feet)



**First Floor**  
Approx. 41.0 sq. metres (440.9 sq. feet)



**Basement**  
Approx. 16.2 sq. metres (174.2 sq. feet)



**Total area: approx. 105.2 sq. metres (1132.2 sq. feet)**

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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