



SAMUEL WOOD

21 Victoria Street, Shrewsbury, Shropshire, SY1 2HS

Offers Over £550,000



# 21 Victoria Street

Shrewsbury, Shropshire, SY1 2HS



- Traditional Five Bedroom Townhouse
- Fantastic Views towards the River Severn
- Five Bath/Shower Rooms
- Delightful Rear Gardens
- Local Amenities Nearby
- Accommodation arranged over Five Floors
- Walking Distance to the Train Station & Town Centre
- Two Reception Rooms plus Sun Room & Garden Room
- Gas Fired Central Heating
- EPC Rating D

This impressive five-bedroom townhouse with many period features and spanning five floors, offers a spacious and versatile living space that combines classic elegance with modern functionality, suitable for a variety of needs and lifestyles. The property's multiple bedrooms with en-suites, coupled with its stylish living areas and outdoor access, make it an exceptional home for those seeking a blend of luxury and comfort in a townhouse setting. The property is located adjacent to the River Severn, offering splendid river views, peaceful strolls, and also within easy walking distance of Shrewsbury's medieval town centre and the railway station. Viewing is highly recommended by the selling agent.

**Ground Floor:** The ground floor welcomes you with a reception hallway with a cloakroom. The dining room is situated on this floor with a window to the front aspect. Off the hallway there is the cosy living room and sun room which is bathed in natural light, bringing the outdoors in and creating a pleasant area for reading, indoor plants, or relaxation.

**Lower Ground Floor:** A cellar offers additional storage space ensuring the property is practical and clutter-free. A coal store, cloakroom and shower room adds convenience for residents and guests. This floor houses the well-equipped breakfast kitchen, perfect for culinary enthusiasts and casual dining. An opening leads to the garden room with access to the outdoors providing an excellent connection to the garden.

**First Floor:** You'll find two spacious double bedrooms, each with its own en-suite bathroom. These private retreats offer comfort and privacy.

**Second Floor:** Features two more bedrooms, both boasting en-suite bathrooms, ensuring ample accommodations for a larger household or guests.

**Third Floor:** A unique bedroom with breath-taking views towards the River Severn, making it a captivating and exclusive space.

At 21 Victoria Street, you'll find an elegant exterior featuring intricate wrought iron railings that guide you along a path to the front entrance. This entrance is accompanied by a set of steps leading down to the cellar. Moving to the rear of the property, you'll discover a charming garden space enclosed by sturdy brick walls and hedges. A meandering pathway beckons you towards a beautifully maintained lawn garden adorned with a diverse array of shrubs and fruit trees. Additionally, there is a convenient garden shed for your outdoor needs. Perhaps the most captivating feature of this property is the spectacular views offering a breath-taking perspective of the river.







## Directions

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 7 Mbps & Superfast 61 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

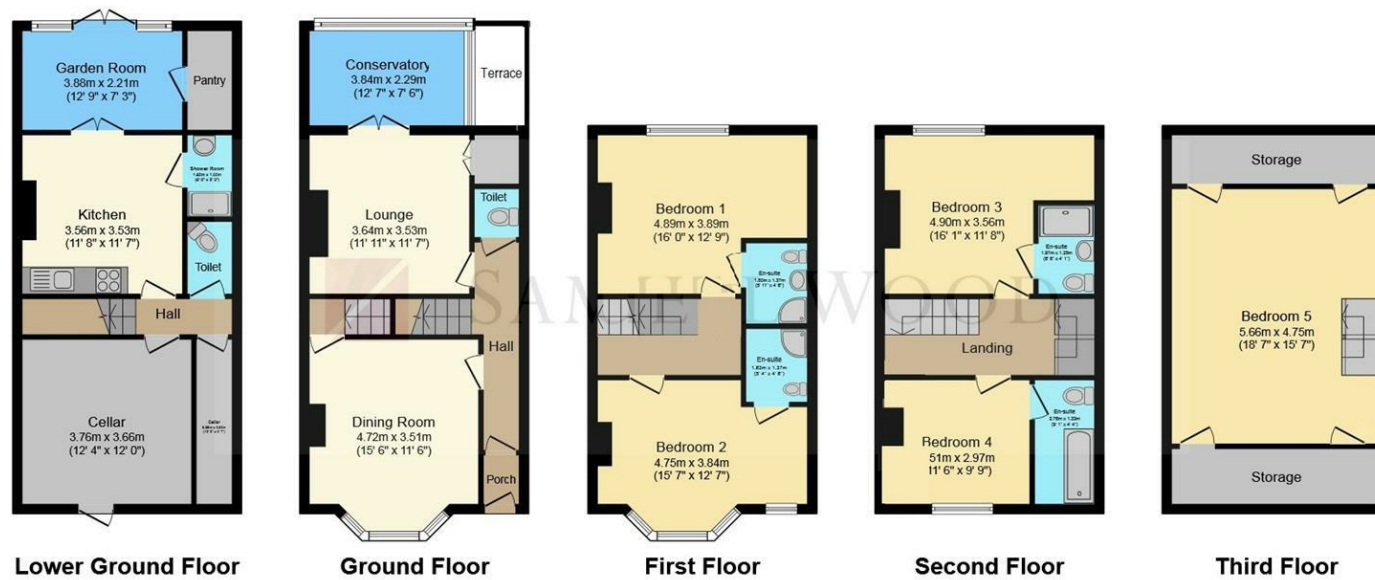
Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







Total floor area 214.6 m<sup>2</sup> (2,310 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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