



SAMUEL WOOD

8 Burton Street, Shrewsbury, Shropshire, SY1 2JW

Offers Over £335,000







# 8 Burton Street

Shrewsbury, Shropshire, SY1 2JW



- Beautifully Presented Home
- Four Spacious Bedrooms
- Modern Family Shower Room
- Sought After Location
- Gas Central Heating
- Large Floorspace - 1,706 sq ft
- Workshop in the Cellar
- Charming Presentation
- Enclosed Garden
- EPC Rating E

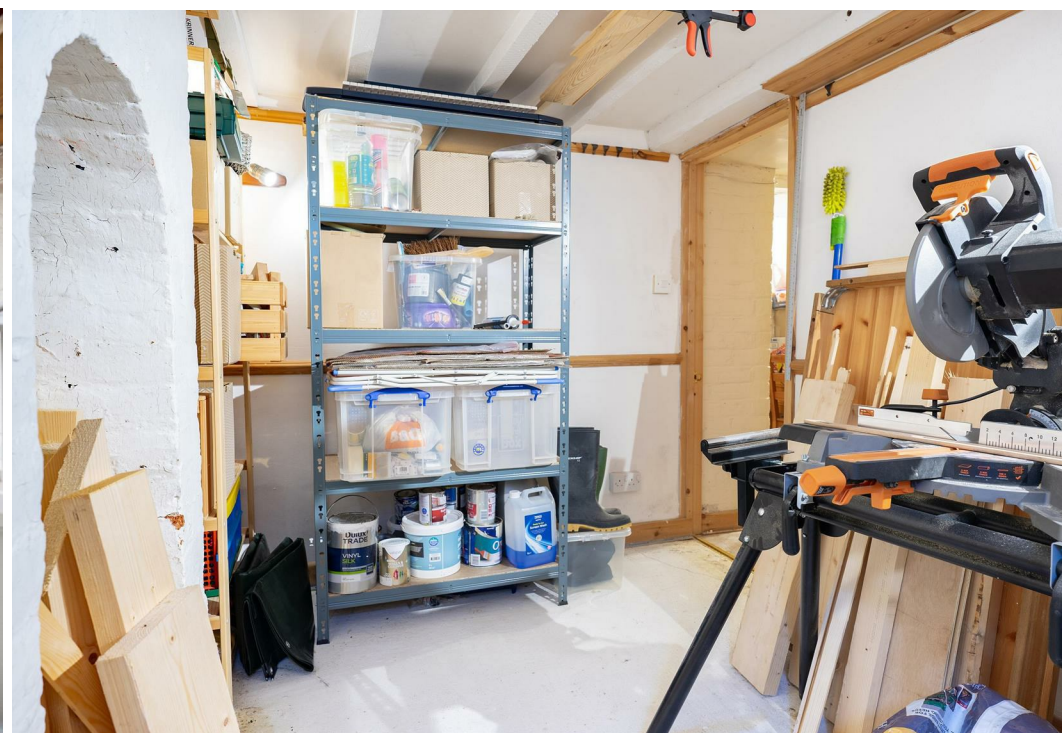
Samuel Wood is delighted to offer for sale this uniquely spacious four bedroom terrace property on Burton Street in Shrewsbury. The subject of an excellent renovation this property boasts well designed living accommodation comprised over four floors including the basement. Featuring high specification Clearview log burners in both reception rooms, bespoke door frames, modern boiler, new flooring and planning permission granted for a two storey development at the rear. Situated in a highly sought after location within walking distance to Shrewsbury town centre, this an attractive opportunity for any prospective buyer. Viewing is highly recommended by the selling agent.

8 Burton Street in Shrewsbury is an impressive 4-bedroom terrace spanning four floors, featuring a workshop in the cellar that adds to its spacious layout. Recently undergoing internal renovations, the property boasts a contemporary interior providing comfortable and stylish living spaces. One of its notable features is the addition of new clear view log burners in both ground floor reception rooms, not only enhancing the aesthetic appeal but also offering warmth and a cosy ambiance. There have also been bespoke door frames fitted, a modern boiler and granted planning permission for a two storey extension at the rear.

The house is strategically located in close proximity to Shrewsbury's town centre, ensuring convenient access to amenities, shops, and local attractions. Furthermore, its proximity to river walks adds a touch of nature to the urban setting, offering residents a serene environment for leisurely strolls and outdoor activities. The property also includes an enclosed garden, providing a private outdoor space for relaxation or entertaining guests. Overall, 8 Burton Street combines modern comforts with a convenient location, making it an attractive and desirable residence in Shrewsbury.











## Directions

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

Broadband Speed: Basic 7Mbps & Superfast 67Mbps

Flood Risk: 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: B

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.

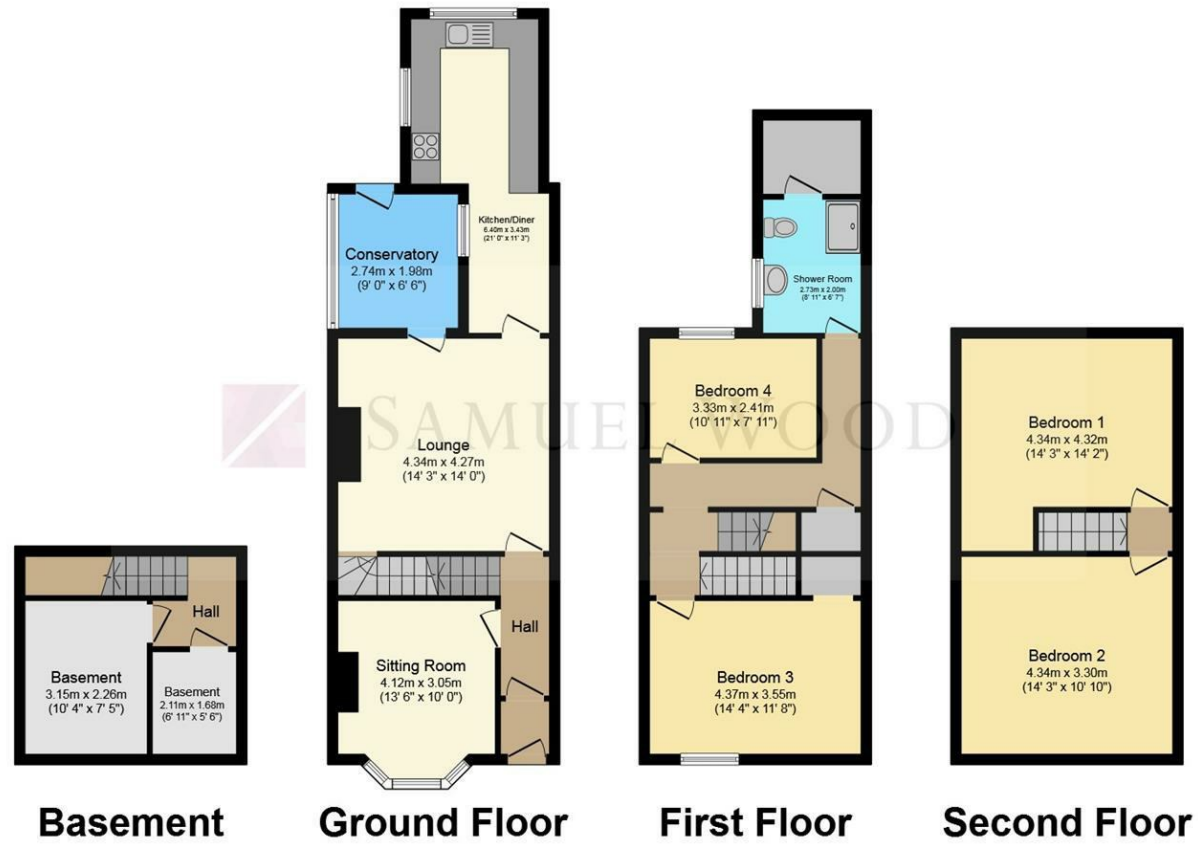












Total floor area 158.5 m<sup>2</sup> (1,706 sq.ft.) approx

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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