



SAMUEL WOOD

4 Victoria Street, Shrewsbury, Shropshire, SY1 2HS

Asking Price £450,000



4 Victoria Street

Shrewsbury, Shropshire, SY1 2HS



- Beautifully Presented Character Property
- Family Bathroom & En-Suite
- Enclosed Rear Courtyard
- Spacious Reception Room
- Gas Central Heating
- Four Generously Sized Bedrooms
- Open Plan Kitchen Diner
- Sought After Location
- Substantial Floor Space
- EPC Rating E

Samuel Wood is delighted to offer for sale this beautifully presented character home on Victoria Street, Shrewsbury. Boasting a well designed layout comprised over four floors, the property occupies an attractive end of terrace plot with substantial floor space complemented by an enclosed rear courtyard. Located within a short walk of Shrewsbury town centre close to idyllic river walks, restaurants, cafes, pubs, shops within excellent school catchment and close to practical road links. Viewing is highly recommended by the selling agent.

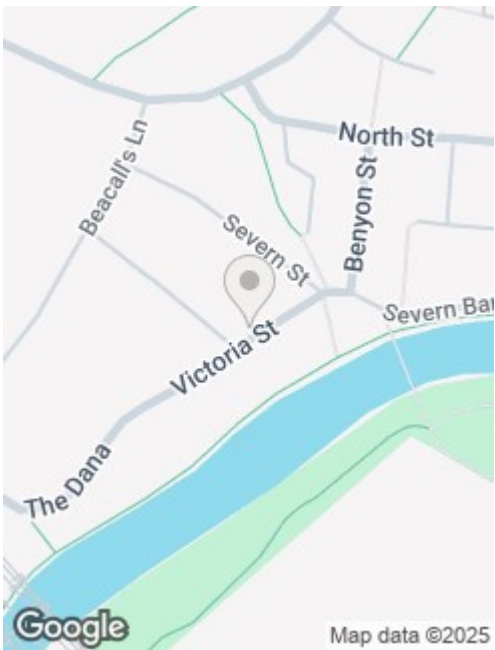
4 Victoria Street is a charming four-bedroom character property in Shrewsbury, spread over four floors and offering a blend of period charm and modern comfort. The ground floor features a spacious sitting room, a generous entrance hallway, a well-proportioned bedroom and a convenient cloakroom. From this level, there is also access to a private courtyard, providing a quiet outdoor space.

The lower ground floor is the heart of the home, boasting an open-plan kitchen and dining area, ideal for both everyday living and entertaining. A practical utility room enhances the functionality of this space, offering additional storage and laundry facilities. Moving up to the first floor, there are two further well-sized bedrooms and a stylish family bathroom, catering to the needs of a growing family or guests.

The second floor is dedicated to the master suite, which includes a spacious bedroom, a walk-in wardrobe and a generous modern en-suite bathroom complete with a waterfall shower. Situated at the end of a terrace, 4 Victoria Street benefits from a prime location close to Shrewsbury town centre, with excellent access to picturesque river walks. This property is perfect for those seeking character, space and a desirable location.







Directions

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

Broadband Speed: Basic 9Mbps, Superfast 56Mbps & Ultrafast 10,000Mbps

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

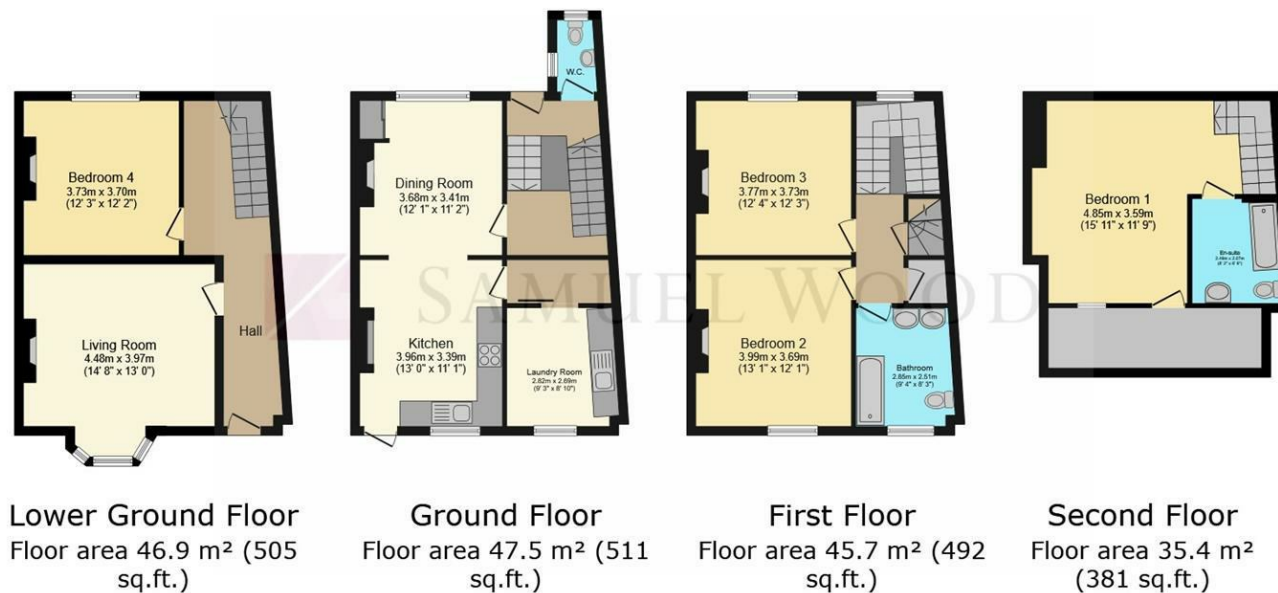
Council Tax Band: C

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: 175.5 m² (1,889 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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