



SAMUEL WOOD

34 Benyon Street, Shrewsbury, Shropshire, SY1 2JQ

Offers In The Region Of £290,000



34 Benyon Street

Shrewsbury, Shropshire, SY1 2JQ



- Victorian Property in Prime Location
- Walkable distance to Shrewsbury Centre
- Two Reception Rooms
- Two First Floor Bedrooms & Bathroom
- Gas Central Heating
- Versatile Accommodation over Four Floors
- Enclosed Rear Garden
- Spacious Breakfast Kitchen
- Attic Bedroom Three & Cellar Room
- EPC Rating C

This Quintessential Victorian Gem, is nestled in the heart of Castlefields, one of Shrewsbury's most charming and sought-after Victorian suburbs. 34 Benyon Street is an elegant period home that seamlessly blends timeless character with modern comfort. Within walking distance of the historic town centre, this beautifully preserved residence boasts spacious accommodation arranged over four levels, offering exceptional versatility for family living.

The property benefits from period features including decorative fireplaces and wooden doors, adding to its undeniable charm. The layout flows effortlessly, beginning with a welcoming reception dining room, perfect for hosting guests, and a rear-facing living room that creating a warm and inviting space to unwind.

A substantial extension has enhanced the home, providing an impressive breakfast kitchen, designed for both practicality and style, offering ample space for dining and entertaining. The lower ground floor features a versatile basement room, ideal as a home office, snug or additional storage.

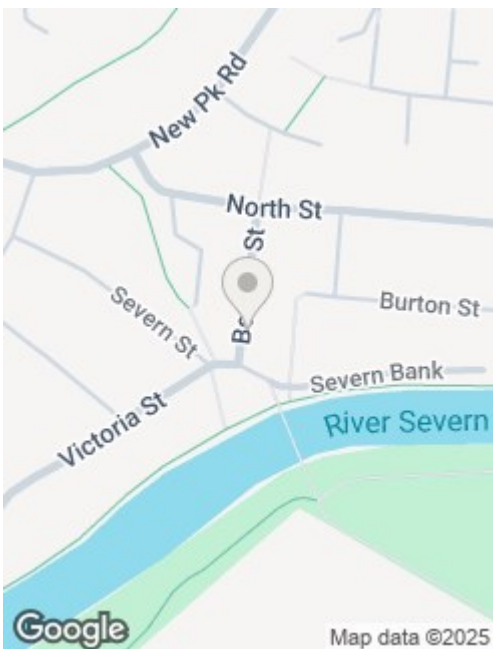
Ascending to the first floor, a spacious landing leads to two bedrooms and a well-appointed bathroom, all thoughtfully designed to complement the home's period elegance. A further staircase rises to the second floor, where the charming attic room (bedroom three) enjoys an atmospheric setting with elevated views over this picturesque neighbourhood.

Outside, the property is further enhanced by a delightful enclosed rear garden - an idyllic retreat, perfect for outdoor dining and relaxation. With gas central heating ensuring warmth and comfort throughout, this stunning home is a rare find in Castlefields.

Our clients rent a garage nearby. Prospective purchases might be interested in continuing with the license subject to permission being granted.







Directions

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

Broadband Speed: Basic 9 Mbps, Superfast 80 Mbps & Ultrafast 10,000 Mbps

Results provided by Ofcom and correct at time of listing

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: 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.



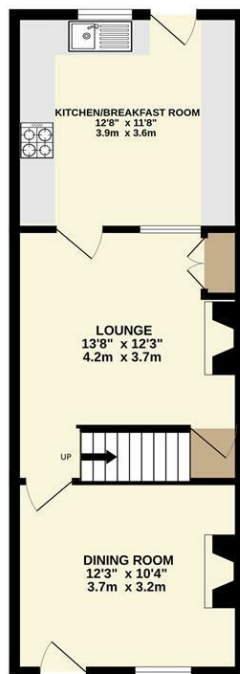


Floor Plans

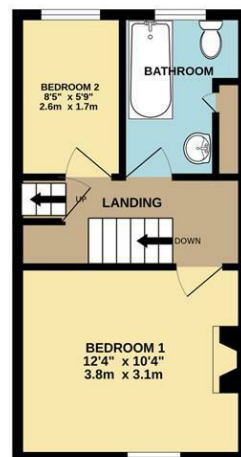
BASEMENT
147 sq.ft. (13.7 sq.m.) approx.



GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



2ND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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