



SAMUEL WOOD

3 Queen Street, Castlefields, Shrewsbury, Shropshire, SY1 2JT

Asking Price £220,000



3 Queen Street

Castlefields, Shrewsbury, Shropshire, SY1 2JT



- Two Spacious Reception Rooms
- Rear Lobby With Cloakroom
- Two Large Double Bedrooms
- Landscaped Garden With Astro Turf
- Popular Location close to Town Centre
- Modern Galley Style Kitchen
- Extended And Useful Utility
- New Stylish Family Bathroom
- Gas Boiler Installed Twelve Months Ago
- EPC Rating D

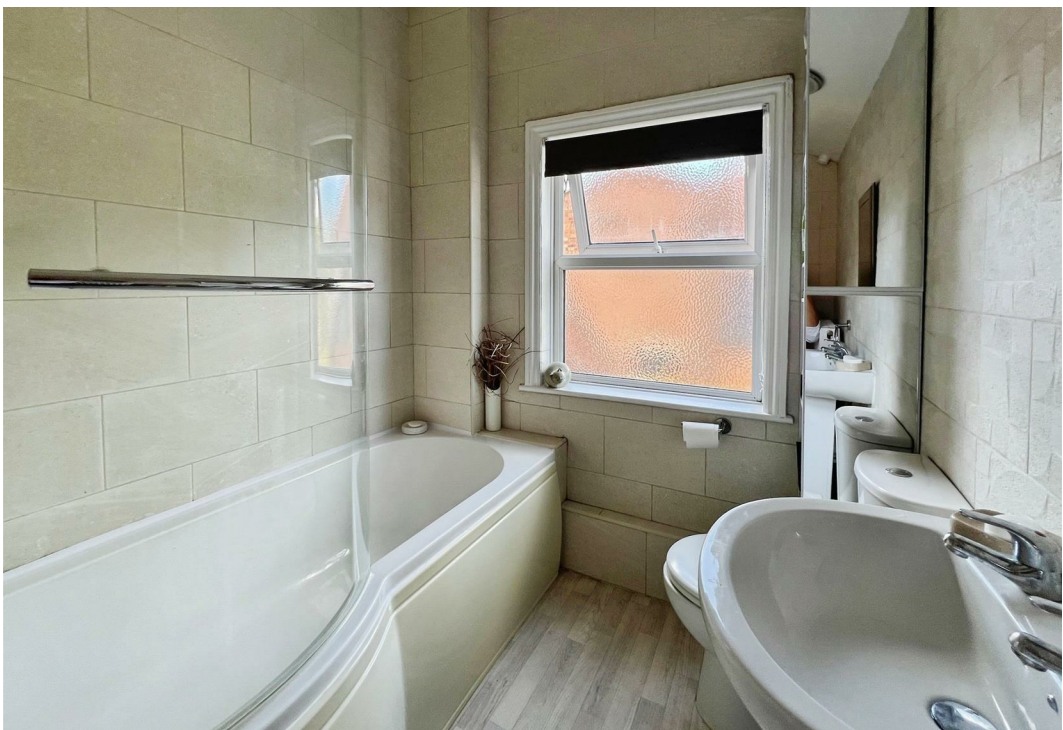
Located in the sought-after Castlefields area, 3 Queen Street is a charming traditional terraced property located just a short distance from Shrewsbury town centre, the train station and scenic river walks. Well placed for local amenities and a nearby primary school, the home offers convenience and community on the doorstep. To the rear, a private enclosed garden offers a low-maintenance outdoor space, perfect for relaxing or entertaining. With its blend of character and location, this property presents an excellent opportunity to enjoy near to town living in one of Shrewsbury's most popular neighbourhoods.

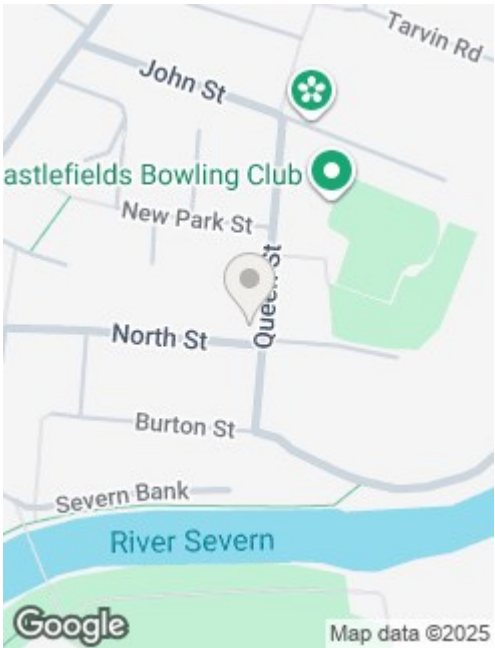
The property offers generous and versatile accommodation with two well-proportioned reception rooms, creating flexible living and dining areas. A modern galley kitchen leads to a rear lobby and guest cloakroom, complemented by an extended utility room. Upstairs, there are two large double bedrooms and a recently refitted family bathroom, with the layout offering easy potential to convert back to three bedrooms if required.

Externally, the landscaped rear garden has been designed for low maintenance with astro turf, an enclosed setting and with a useful storage shed. A new boiler was installed approximately 12 months ago, further enhancing the home's appeal.

Combining character with modern updates, this traditional terrace is perfectly placed for Shrewsbury town centre, the railway station, river walks, amenities and schools.







Directions

what3words - ///decent.body.linen

Services: We understand that the property has mains gas heating (boiler approx 12 months old), mains electricity, mains water and mains drainage.

Broadband Speed: Basic 8 Mbps, Superfast 80 Mbps & 10,000 Ultrafast 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



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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