



SAMUEL WOOD

11 Victoria Street, Shrewsbury, Shropshire, SY1 2HS

Asking Price £275,000



11 Victoria Street

Shrewsbury, Shropshire, SY1 2HS



- Well Presented Character Property
- Cosy Reception Room
- Home Office/Third Bedroom In Cellar
- Highly Sought After Location
- Gas Central Heating
- Comprised Over Three Floors
- Two Generously Sized Bedrooms
- Spacious Bathroom
- Open Plan Kitchen Diner
- EPC Rating D

Samuel Wood is delighted to offer for sale this charming two bedroom double fronted end terrace property in Victoria Street, Shrewsbury. Providing character and charm comprised over three floors the property boasts a well designed layout combined with spacious living in a highly sought after edge of town location. Close to excellent amenities including shops, cafes, bars, restaurants, scenic river walks, train & bus station, practical road links and within good school catchment. Viewing is highly recommended by the selling agent.

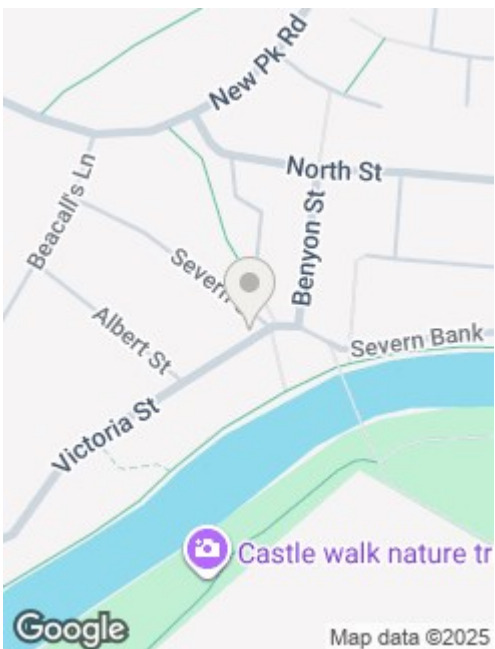
11 Victoria Street, Shrewsbury, is a charming two-bedroom end-of-terrace, double-fronted character property arranged over three floors. The home retains a cosy, welcoming feel throughout, beginning with a small entrance hall that leads into a comfortable living room featuring dual-aspect windows and a log burner perfect for relaxing evenings. From here, the spacious kitchen-diner provides ample room for cooking and entertaining, while also offering access to the cellar and a very small rear courtyard.

The cellar level has been cleverly converted to provide additional living and functional space. It includes a practical home office, ideal for remote working, which could also serve as a third bedroom if required. There is also an additional storage room on this level, adding convenience and flexibility to the property's layout.

Upstairs, the first floor comprises two generous double bedrooms, both bright and well-proportioned, alongside a large family bathroom that features a separate shower. Outside, the home benefits from a small wrap-around patio area at the front, providing a pleasant space for potted plants or outdoor seating. Situated in the popular Castlefields area, 11 Victoria Street is just a short walk from Shrewsbury's town centre, train station and scenic river walks offering the perfect blend of character, comfort and convenience.







Directions

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

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

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

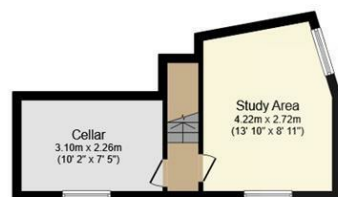
Council Tax Band: B

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.

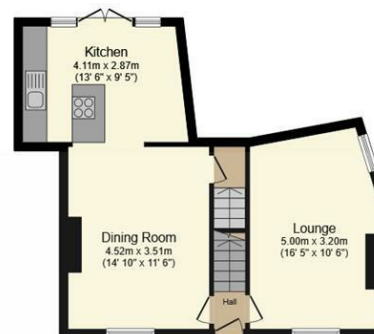






Basement

Floor area 23.3 sq.m. (251 sq.ft.)



Ground Floor

Floor area 46.8 sq.m. (504 sq.ft.)



First Floor

Floor area 46.8 sq.m. (504 sq.ft.)

Total floor area: 116.9 sq.m. (1,258 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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

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