

# 13 John Street Castlefields SY1 2RZ



2 Bedroom House - Terraced  
Offers In The Region Of £220,000

## The features

- CHARMING PERIOD TOWN HOUSE
- A SHORT STROLL FROM THE RAILWAY STATION AND TOWN CENTRE
- LOUNGE, KITCHEN/BREAKFAST ROOM, 2 GENEROUS BEDROOMS
- DELIGHTFUL WELL STOCKED GARDEN
- EPC RATING C
- MUCH SOUGHT AFTER CONSERVATION AREA
- HAVING UNDERGONE MODERNISATION AND IMPROVEMENT
- RE-FITTED SHOWER ROOM
- VIEWING ESSENTIAL.



**\*\*\* CHARMING 2 BEDROOM TOWN HOUSE \*\*\***

This beautifully presented, much improved 2 bedroom town house, truly must be viewed to be fully appreciated and is perfect for a first time buyer or those looking to downsize.

Occupying an enviable position in the much sought after Conservation area ideally placed for commuters being a short stroll from the Railway Station. The excellent amenities of the Town and riverside walks to the famous Shrewsbury Quarry are on hand along with good local facilities.

The accommodation briefly comprises Lounge, Kitchen/Dining Room, Utility area, 2 generous Bedrooms and Shower Room.

The property has the benefit of gas central heating, double glazing and delightful well stocked gardens.

Viewing highly recommended

## Property details

### LOCATION

The property is set in the heart of this most popular Conservation area which has excellent local amenities on hand including shops, public house and regular bus service to the Town. The Railway Station is a short stroll away along with all the amenities the County Town has to offer. There is also ease of access for commuters onto the A5/M54 motorway network.

### LOUNGE

A lovely room having window to the front, chimney breast with wooden surround and point for fire with built in storage and shelving to alcoves. Media point.

### KITCHEN/BREAKFAST ROOM

Attractively fitted with range of cream fronted high gloss units incorporating under mount sink with mixer taps set into base cupboard. Further range of cupboards and drawers with granite work surfaces over and having space for dishwasher and fridge freezer. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled flooring, useful under stairs recess with space for breakfast table with attractive wood panelling, radiator. Window overlooking the rear and door to

### REAR ENTRANCE/UTILITY

with space for washing machine, door to the garden and door to

### SHOWER ROOM

fitted with contemporary suite including shower cubicle with direct mixer shower unit, wash hand basin set into vanity with storage beneath and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

### FIRST FLOOR LANDING

Staircase leads to the First Floor Landing off which lead

### BEDROOM 1

A generous double room with window overlooking the front, built in double wardrobe, radiator.

### BEDROOM 2

with window to the rear, built in display shelving, Airing Cupboard, radiator.

### OUTSIDE

The Rear Garden is a particular feature of the property, being laid for ease of maintenance to a gravelled courtyard style with brick paved seating area and with a wealth of flower, shrub and herbaceous beds which provide a good level of privacy and screening and being enclosed with wooden fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains electric, water and drainage are connected with gas fired central heating.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

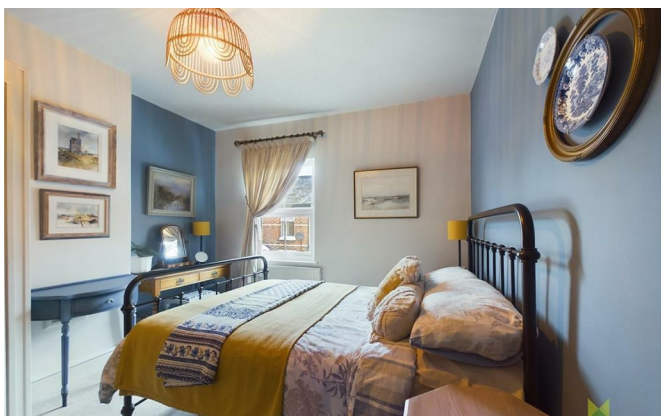
#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

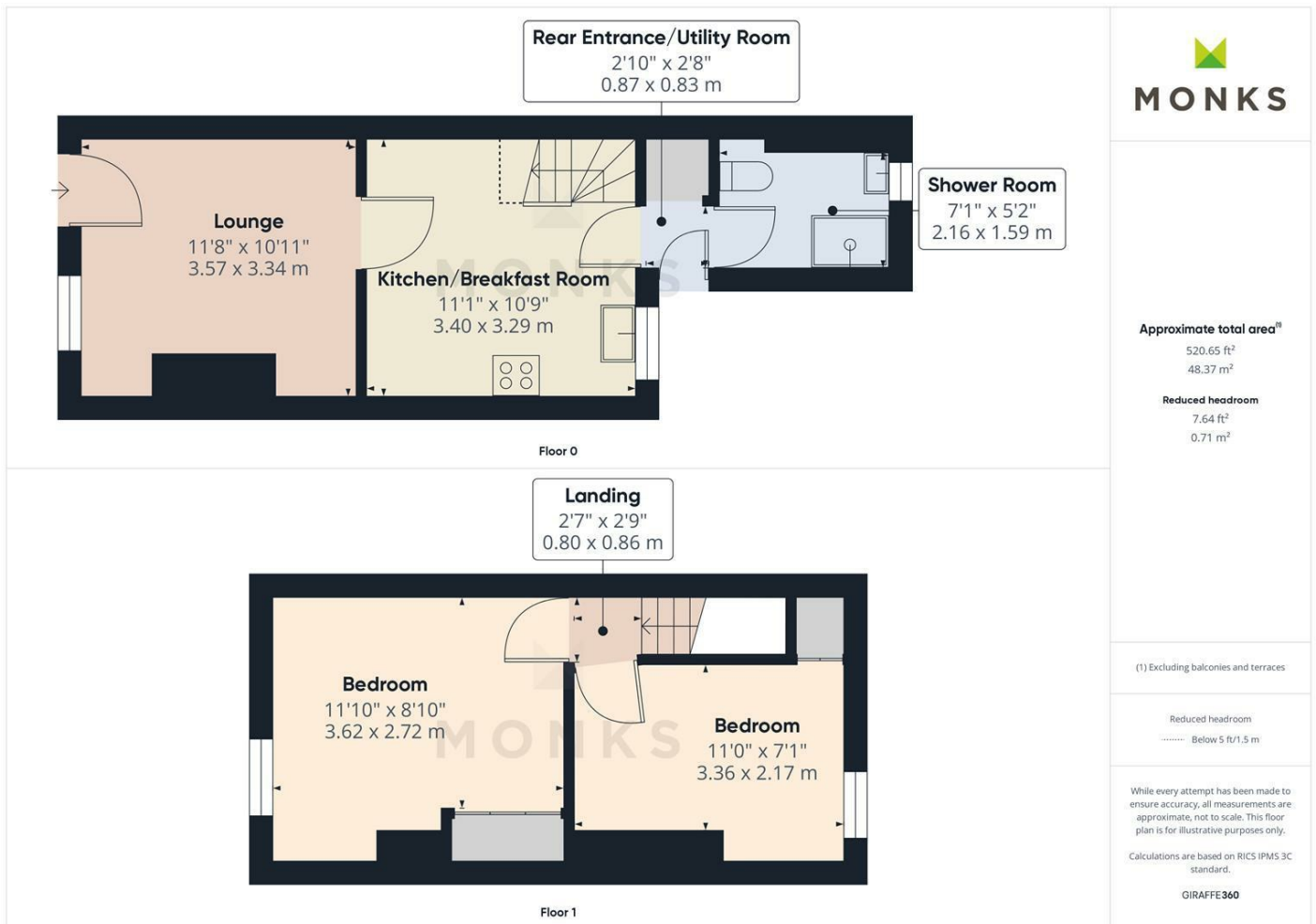


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## Get in touch

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Click. www.monks.co.uk

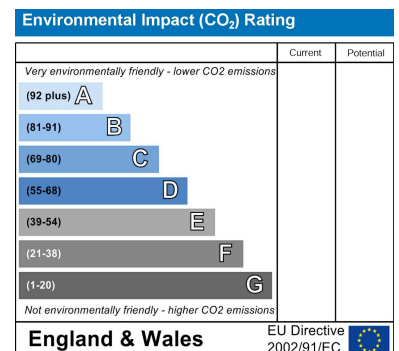
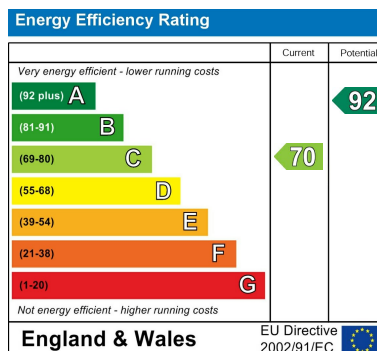
## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic



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