

# 13 Albert Street Shrewsbury SY1 2HT



2 Bedroom House - Terraced  
Guide Price £249,000

## The features

- CHARACTERFUL VICTORIAN TERRACED HOUSE
- SOUGHT-AFTER LOCATION WITHIN CONSERVATION AREA
- SPACIOUS CELLAR
- NEARBY TO BOTH LOCAL AND TOWN CENTRE AMENITIES
- SET AMONGST ENDLESS CHARACTERFUL STREETS
- TWO DOUBLE BEDROOMS
- LARGE FAMILY BATHROOM
- TWO RECEPTION ROOMS AND CONTEMPORARY KITCHEN
- DELIGHTFUL ENCLOSED REAR GARDEN
- EPC RATING D



### \*\*\* CHARACTERFUL PERIOD HOUSE WITH GENEROUS GARDEN \*\*\*

This much improved two-bedroom town house offers generously proportioned and neatly presented accommodation well suited to a first time buyer or young family.

Occupying an enviable position in the much sought after Conservation area ideally placed for commuters being a short distance from the Railway Station. Castlefields itself offers a handful of shops, hair salon, community centre and churches along with two primary schools. The excellent amenities of the Shrewsbury Town and riverside walks to the famous Shrewsbury Quarry are also nearby along with good local facilities.

The accommodation briefly comprises Living Room, Dining Room, Kitchen and Utility Room, Two Double bedrooms, large Attic room.

The property has gas central heating and delightfully landscaped enclosed rear garden.

Viewing highly recommended

## Property details

### LOCATION

The property is set in the heart of this most popular Conservation area renowned for its thriving community, nearby river walks and ease of convenience to an extensive range of nearby amenities, schooling and transport links. The Railway Station is a short distance away along with all the facilities that the County Town of Shrewsbury has to offer.

Part glazed front door opens into

### LIVING ROOM

Laid to hardwood flooring and with a striking feature open fireplace set into exposed brick surround. Door into the

### DINING ROOM

A wonderfully atmospheric space with log burning stove set into brick surround.

### KITCHEN

Fitted with a contemporary range of cabinetry under contrasting work surfaces incorporating 1.5 stainless steel drainer sink and four ring burner hob. Further range of eye level matching units and double oven. Window overlooking the garden and door into the

### UTILITY ROOM

A useful working space with countertops and plumbing for a free-standing washing machine.

From the dining room, a staircase rises to the spacious first floor landing providing an excellent study space with room for a desk.

### PRINCIPAL BEDROOM

A wonderfully proportioned double bedroom with window to the front.

### BEDROOM TWO

Another generous sized double bedroom with window overlooking the garden.

### FAMILY BATHROOM

Fitted with a traditional suite comprising shower cubicle, panelled bath with shower head, low level flush WC and hand wash basin. Radiator and window to the rear.

Stairs rise to the second floor.

### ATTIC ROOM

A useful space of generous size with eaves storage and Velux window giving breath-taking roofscape views across Castlefields and beyond.

### OUTSIDE

The enclosed rear garden has been carefully designed to offer a wonderful blend of terracing. A number of mature specimen trees provide a wonderful layer of privacy, Outside is a brick built gardeners WC.

### 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 all main services are connected.

#### 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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## Judy Bourne

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## Get in touch

Call. 01743 361422

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Click. www.monks.co.uk

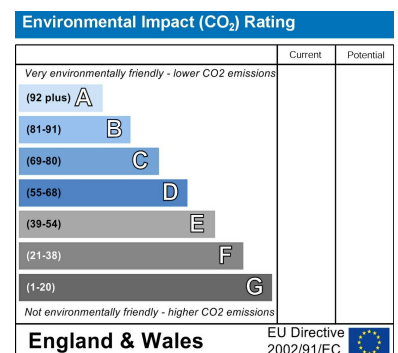
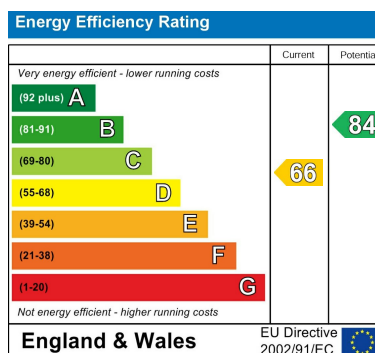
## Shrewsbury office

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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