

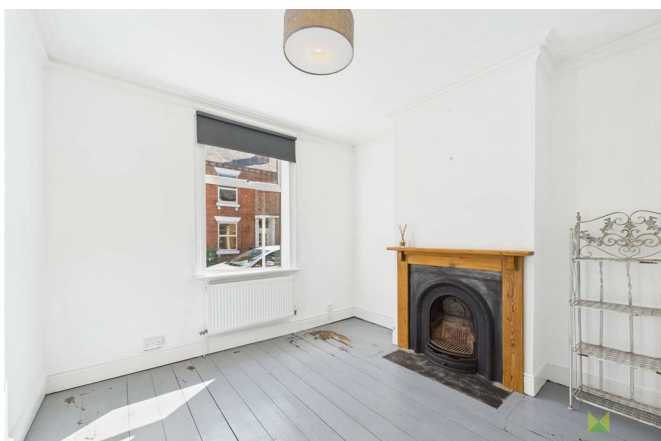
# 33 North Street Shrewsbury SY1 2JJ



**2 Bedroom House - Terraced**  
**Offers In The Region Of £225,000**

## The features

- PERIOD TOWN HOUSE WITH ORIGINAL FEATURES
- LOUNGE AND SEPARATE DINING ROOM
- 2 GENEROUS DOUBLE BEDROOMS AND LARGE BATHROOM
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- EPC RATING C
- ENVIABLE LOCATION CLOSE TO THE TOWN AND RAILWAY STATION
- KITCHEN AND CONVERTED CELLAR - IDEAL HOME OFFICE
- GOOD SIZED ESTABLISHED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED



\*\*\* CHARMING PERIOD HOME IN ENVIABLE LOCATION \*\*\*

An opportunity to purchase this period Town House which offers deceptively spacious accommodation and is offered for sale with no upward chain.

Occupying an enviable position in the heart of this sought after Conservation area being a short stroll from the Railway Station and Town Centre. There are excellent facilities on hand including schools, general store, public houses and lovely Riverside walks.

The accommodation briefly comprises Reception Hall, Lounge with log burner and separate Dining Room with period grate, Kitchen, converted Cellar, 2 double Bedrooms and large Bathroom.

The property has the benefit of gas central heating, period features and excellent sized rear garden with lovely aspect to the Town.

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.

### RECEPTION HALL

with tiled floor, radiator.

### LOUNGE

having window overlooking the front, wooden fire surround housing feature cast iron open grate, media point, radiator and exposed boarded floor.

### DINING/FAMILY ROOM

A great multi purpose room having window to the rear. Chimney breast with tiled surrounds, housing cast iron log burner and storage cupboards to the side. Quarry tiled floor, radiator.

### CELLAR/HOME OFFICE

Enclosed staircase leads down to the good sized Cellar which has been tanked and provides great versatility of use.

### KITCHEN

fitted with range of cream fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset 4 ring hob with oven and grill below and extractor hood over, tiled surrounds and eye level wall units, window to the side, quarry tiled floor and door to garden.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing off which lead

### BEDROOM 1

An excellent sized room with window to the front, period fireplace, radiator.

### BEDROOM 2

A double room with window to the rear, period fireplace, radiator.

### BATHROOM

with suite comprising panelled bath with mixer taps and shower attachment, wash hand basin and WC. Complementary tiled surrounds, period style heated towel rail/radiator, window to the rear.

### OUTSIDE

The front of the property has a walled courtyard garden area. The Rear Garden is a particular feature and of a good size being laid to lawn with an abundance of well stocked flower, shrub and herbaceous beds with inset specimen trees and to the side has a wonderful aspect towards the neighbouring church.

### 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](https://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.

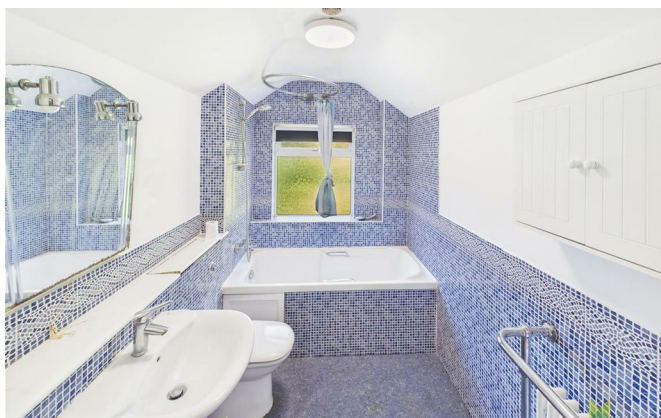
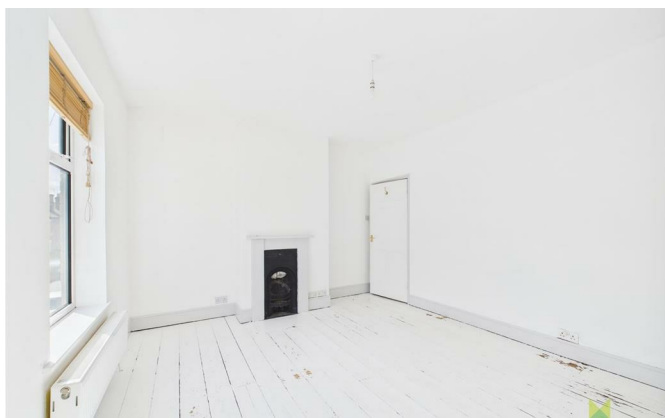
#### NEED TO CONTACT US

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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Offers In The Region Of £225,000







## Judy Bourne

**Director at Monks**

judy@monks.co.uk

## Get in touch

**Call.** 01743 361422

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

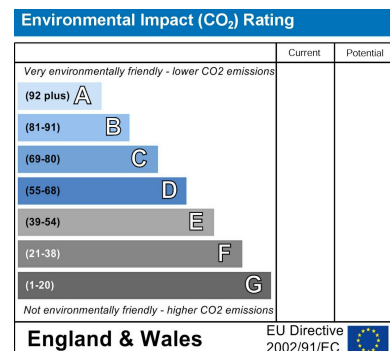
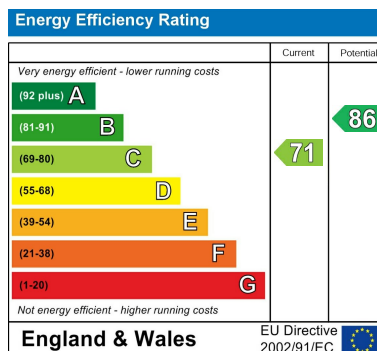
## Shrewsbury office

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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