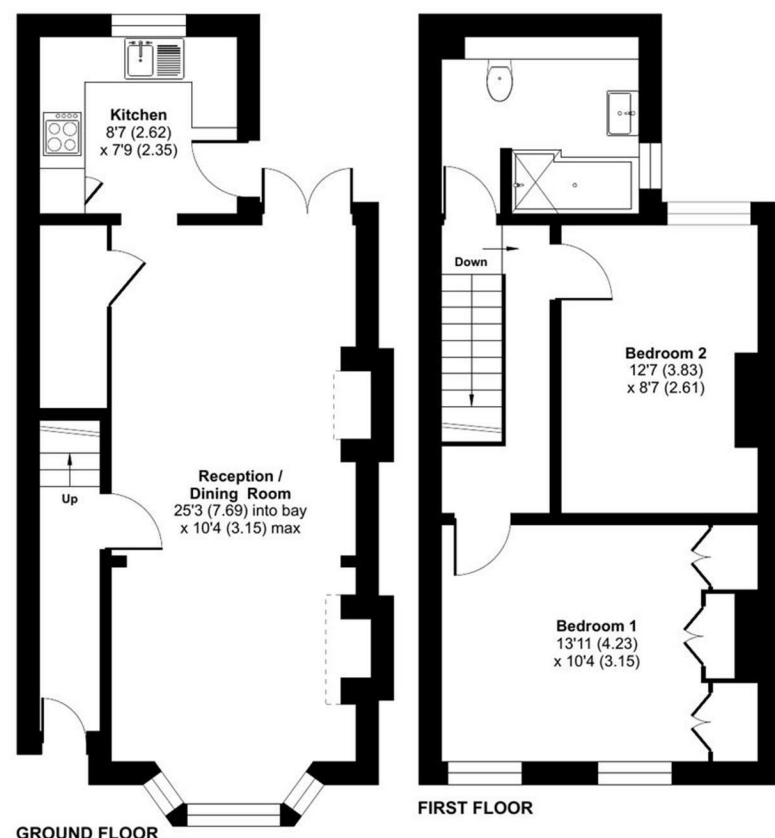


FOR SALE

50 Canon Street, Shrewsbury, SY2 5HQ



Approximate Area = 796 sq ft / 73.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1397507



FOR SALE

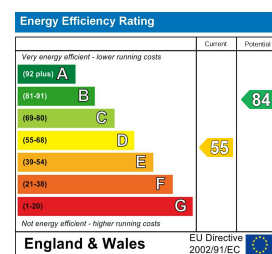
Offers in the region of £299,950

50 Canon Street, Shrewsbury, SY2 5HQ

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A greatly improved and beautifully presented mature semi-detached house providing spacious accommodation with attractive gardens in this highly desirable location.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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Close to town amenities.



2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Open plan living on the ground floor
- Kitchen overlooking the large rear gardens
- Well proportioned double reception room
- Two double bedrooms
- Modern family bathroom
- Charm and character

DESCRIPTION

50 Canon Street is a wonderful bay fronted, period semi-detached family home that is beautifully presented throughout offering flexible and versatile accommodation situated in an incredibly popular location.

The property has a great deal of charm and character and has superb ground floor accommodation that includes an open plan double reception with two feature fireplaces, the perfect space for living and dining areas. To the rear there is a modern fitted kitchen, completed with integrated appliances and part-glazed door to side that leads to the patio and gardens beyond. The property is entered via the storm porch into a charming reception hall.

To the first floor there are two double bedrooms. The principal bedroom has a great range of built in wardrobes and two sash windows. The family bathroom has recently been refitted and has a P shaped bath with shower over, electric mirror and bespoke fitted storage.

OUTSIDE

To the front of the property there is a hard standing that could be used for private parking. There is gated access to the side that leads to the rear where there is a paved patio, lawn garden, garden shed, and a further patio at the bottom of the garden. The rear gardens are enclosed by fencing.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'B' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

DIRECTIONS

From Shrewsbury town centre proceed down Wyle Cop and into Abbey Foregate. Continue passed the Abbey until reaching the traffic lights and take the left turn into Monkmoor Road. Proceed along taking the third right turn into Canon Street and the property will be found on the left hand side identified by a Halls for sale board.

SITUATION

The property is mostly attractively situated and well positioned in one of Shrewsbury most favourable residential localities being conveniently placed with a number of local amenities including shops close by. The town centre is within walking distance and offers a further and more comprehensive range of amenities including shops, restaurants and further social facilities. The town centre also offers a rail service. Commuters will find access to the A5 which links quickly through to the M54 motorway and Telford.