


SAMUEL WOOD

24 Percy Street, Shrewsbury, Shropshire, SY1 2QQ

Asking Price £290,000



# 24 Percy Street

## Shrewsbury, Shropshire, SY1 2QQ

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- Charming Period Character Throughout
- Open-Plan Kitchen Dining Space
- Two Generous Double Bedrooms
- Enclosed Mature Rear Garden
- Near to Town Centre, Railway Station and Primary School
- Beautiful Feature Fireplaces
- Useful Utility & Ground Floor WC
- Spacious Family Bathroom
- Handy Cellar Storage
- EPC Rating D






A charming period home offering a wonderful blend of character, warmth and practical modern living, ideally positioned on the outskirts of Shrewsbury town centre. The property boasts an attractive brick façade, pretty bay window, original-style stained glass entrance and feature fireplaces, creating an immediate sense of individuality and charm. At the heart of the home is an inviting open-plan kitchen and dining space, perfect for relaxed everyday living and entertaining, while the mature rear garden provides a surprisingly peaceful and leafy retreat. The location is particularly convenient, being within easy reach of the town centre, railway station and primary school, making this an appealing choice for a range of buyers. With excellent outdoor space, useful storage and plenty of period character, this is a home to enjoy. Town convenience meets timeless character - a delightful home with plenty to love.

The welcoming hallway features an attractive patterned tiled floor and leads through to the comfortable lounge, where a beautiful period fireplace creates a striking focal point alongside the bay window. To the rear, the kitchen, dining and utility areas have been opened up to create a sociable and practical heart of the home. The kitchen is fitted with a range of cabinetry, wooden worktops and a large range-style cooker, while the adjoining dining area has a feature log burner and enjoys views towards the garden. A useful ground-floor WC completes this level, with access also provided to the cellar, ideal for storage.

The first floor provides two well-proportioned double bedrooms, complemented by a particularly spacious bathroom offering excellent everyday practicality. The bathroom is fitted with both a full-size bath and a separate walk-in shower cubicle. The generous proportions create a comfortable and functional bathroom that is well suited to modern family life.

The property enjoys an attractive enclosed rear garden with a mature, established feel and plenty of greenery, creating a private and peaceful outdoor space. There are areas of lawn, established borders, shrubs and trees, together with a charming seating area immediately outside the property - perfect for relaxing or entertaining. A useful garden store provides additional storage, while gated side access offers practical access between the front and rear. The attractive brick frontage is complemented by a low-level boundary wall and planted front garden, providing excellent kerb appeal.



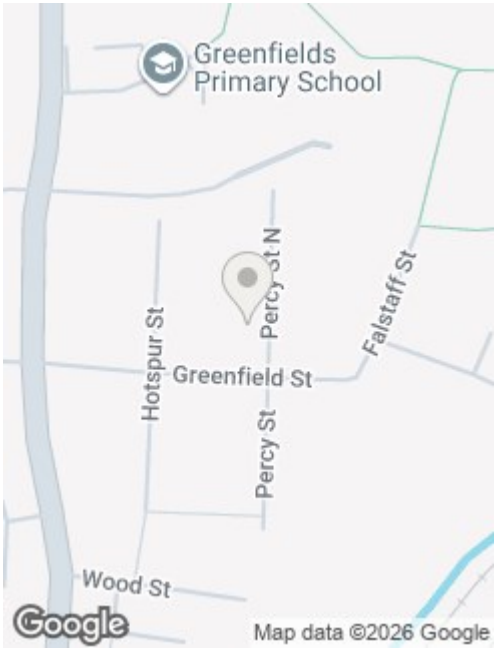













## Directions

What3words: ///once.judges.extend

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

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

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.





## Floor Plans




Total floor area: 94.1 sq.m. (1,013 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.