



8 Benyon Street, Castlefields, Shrewsbury, SY1 2JQ

3 bedroom terraced house — £260,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

Situated within a popular residential area, a short walk from the train station and town centre, this attractive terraced house of character has been extended and improved to provide well-designed accommodation over four floors, while benefitting from a private rear garden.

KEY FEATURES

- Living room with feature exposed brick fireplace and wood boarded flooring
- Extended open plan kitchen/dining room, also having a feature fireplace, with quarry tiled flooring, a range of fitted units and integrated appliances, velux windows and glazed double doors onto the rear garden
- On the first floor are two bedrooms and a well-appointed family bathroom with shower, with bedroom one also having built-in wardrobes
- A further staircase leads from the landing to a double bedroom on the second floor, which has a window to the rear and recess in the eaves providing excellent storage
- There is also a very useful cellar with potential for conversion into additional accommodation if required
- Gas fired central heating and a mixture of uPVC double glazed windows and original timber sash windows
- Private garden, laid to lawn with a paved sun terrace, timber garden store, and gated access to the rear onto Water Street, where there is potential to create off-street parking, as some of the neighbours have done
- A great location within a popular residential area, a stone's throw from Castlefield's excellent range of amenities, and just a five-minute walk from the train station and town centre. The property is also within a close proximity to lovely riverside walks and the weir, which is an area of natural beauty bordered by large open spaces, parkland and fields such as Castle Walk
- Sold vacant with no upward chain

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

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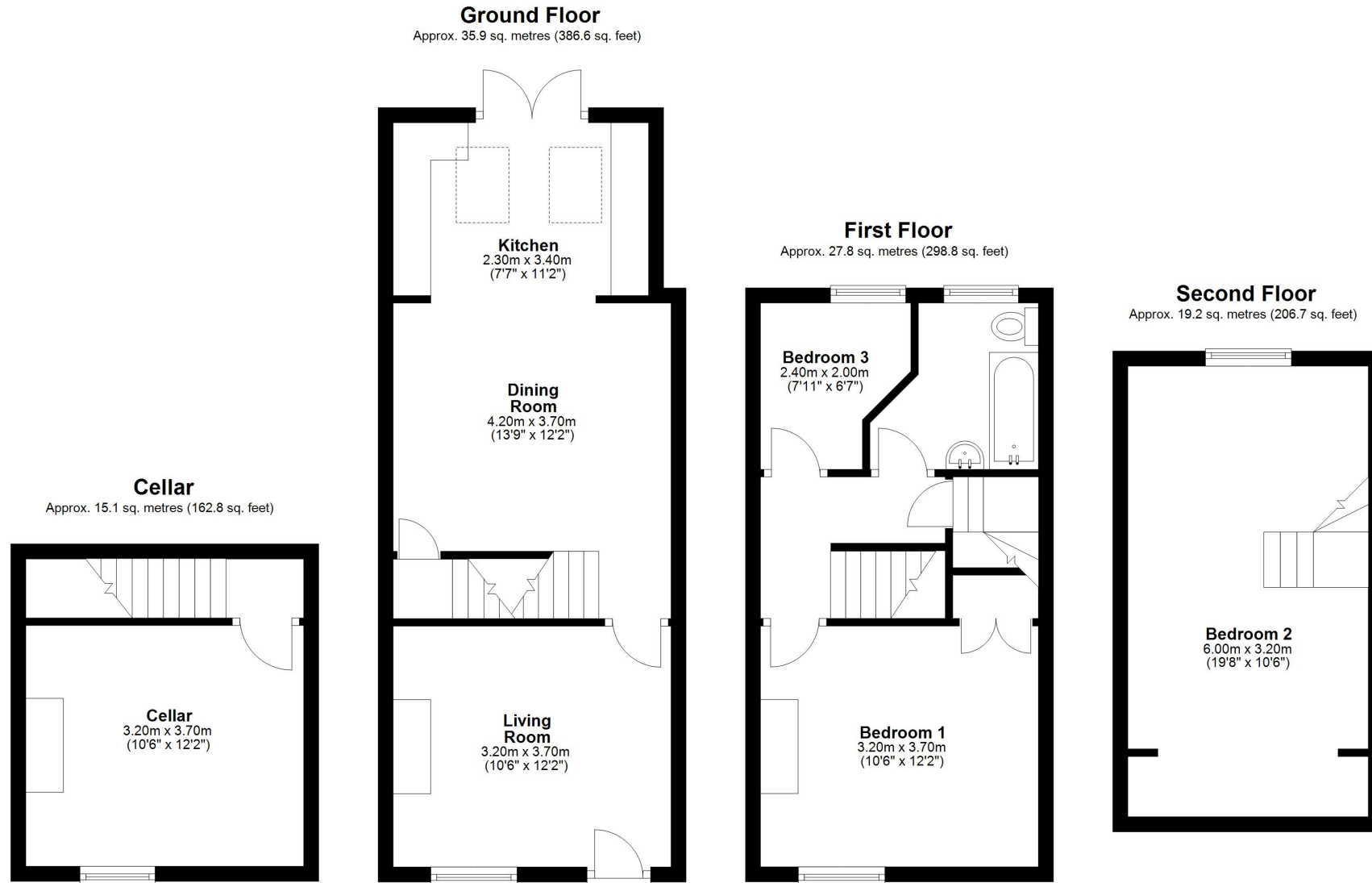


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Total area: approx. 98.0 sq. metres (1054.9 sq. feet)







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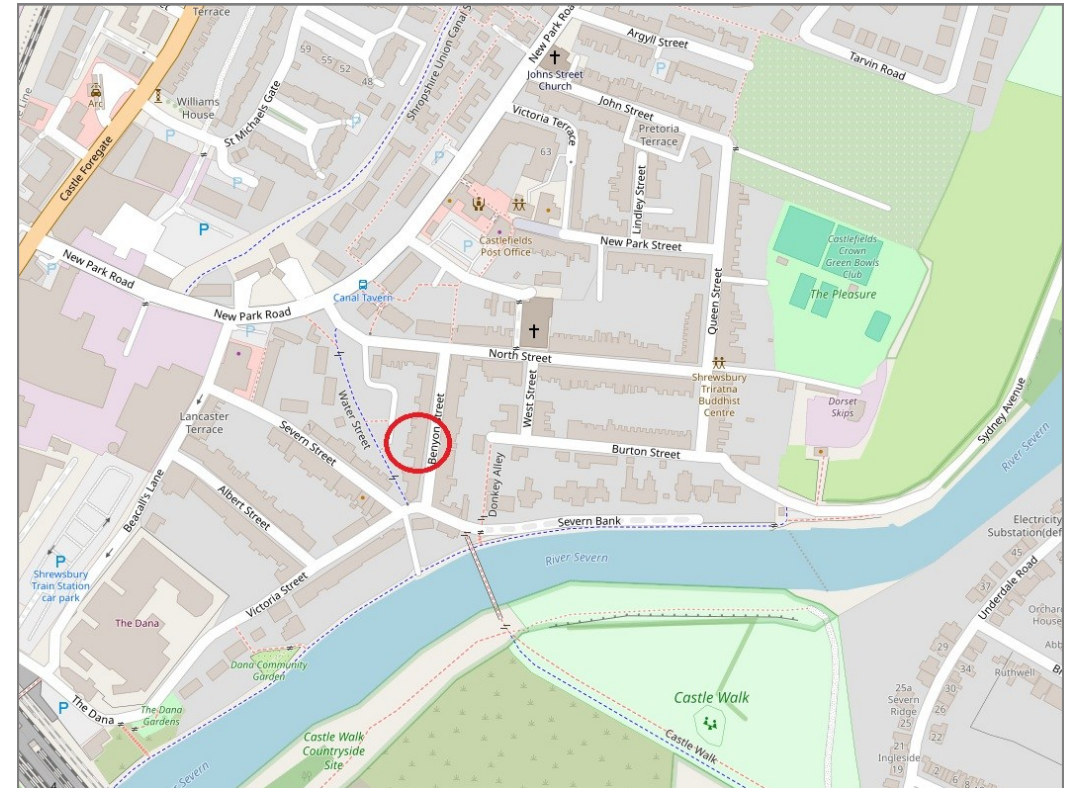
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band D
Services	All mains services are connected

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

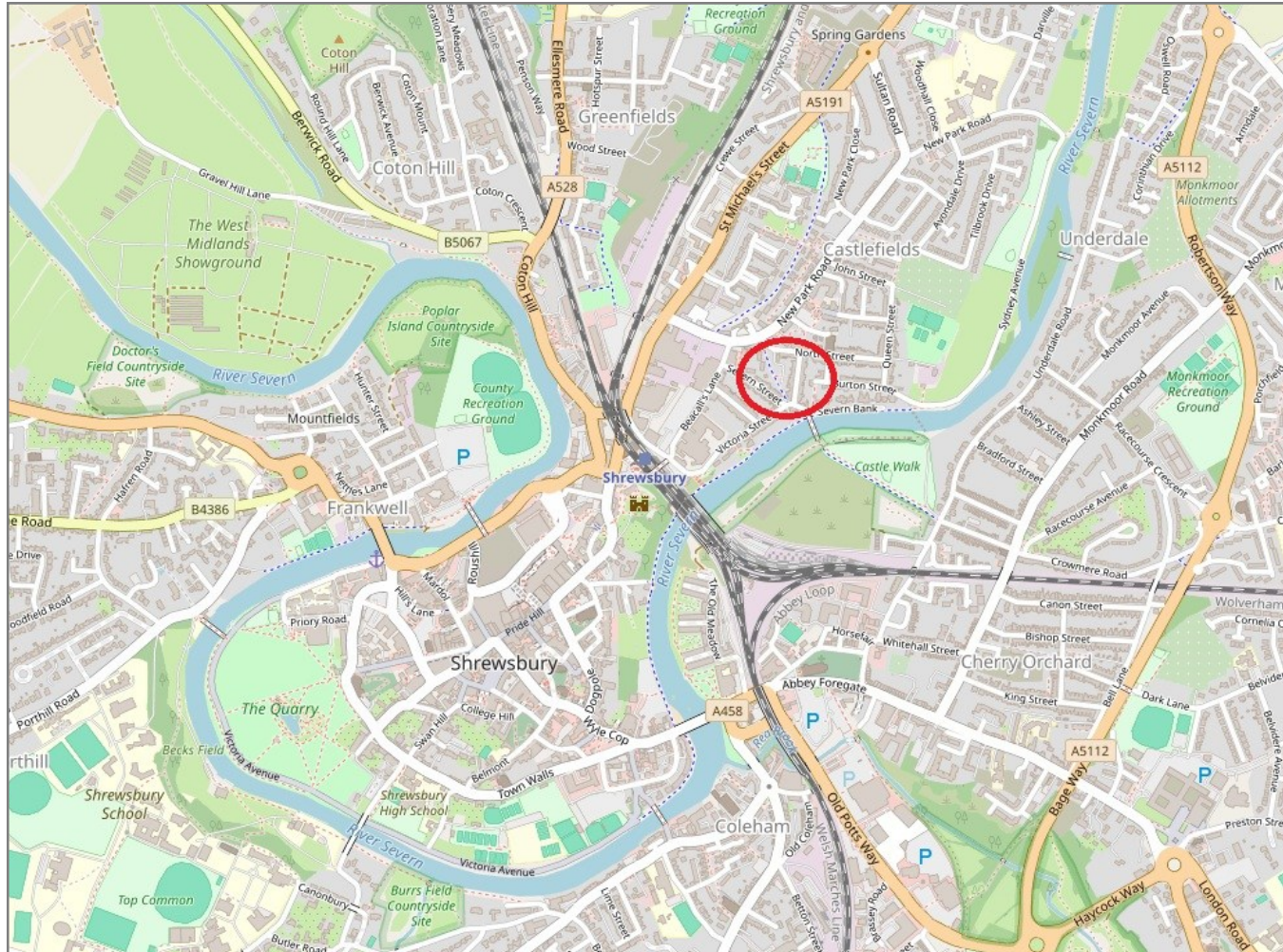
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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