



9 Northumberland Place, Greenfields, Shrewsbury, Shropshire, SY1 2RL

Offers in the Region Of £260,000

A unique opportunity to purchase a very special property with with 524 square meters of garden, and a large driveway providing ample parking. This stylish, well-presented 2-bedroom cottage-style house is set in an amazing plot with extensive gardens giving a rural feel, yet within walking distance of the town centre and railway station. Potential to enlarge the property further (subject to planning consent). The accommodation includes: Hall, Impressive Living/Dining Room, Kitchen, and a Double Bedroom on the ground floor. Upstairs is a further large double Bedroom and Bathroom. GCH, DG. The property is currently let on a shorthold tenancy. Viewing Essential To Be Fully Appreciated.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Pitched roof storm porch, wooden entrance door with leaded glazed panel.

Entrance Hall

Painted parquet wood block flooring and radiator.

Impressive Living/Dining Room 19' 0" x 14' 4" (5.79m x 4.37m)

Double-glazed doors leading onto an extensive garden, 2 double-glazed windows provide excellent natural lighting, pine boarded flooring, an ornamental fire surround with a tile hearth, 2 radiators and a staircase leads to the First Floor Landing.

Kitchen 8' 7" x 5' 8" (2.61m x 1.73m)

The Kitchen is fitted with units to 3 wall areas with beech-style laminated worktops, an inset stainless steel sink unit with mixer tap, space for appliances, tiled surround to work areas, a double-glazed window enjoying a fine open aspect to the front, and painted parquet-style wood block flooring.

Bedroom 2 10' 10" x 10' 0" (3.30m x 3.05m)

A radiator and a double-glazed window to the front, enjoying an open outlook.

First Floor Landing

Double-glazed side window, built-in cupboard housing a gas combination central heating boiler.

Bedroom 1 16' 7" x 12' 1" (5.05m x 3.68m)

A bright airy room with double-glazed dormer window to the front, Velux double-glazed skylight to the rear overlooking the delightful, extensive garden, radiator, built-in double wardrobe and wood-style laminate flooring.

Bathroom

Attractively fitted with a white 3-piece suite including bath with shower unit over and fully tiled walls around, wash basin and WC, a double-glazed Velux skylight, and a towel rail/radiator.

Garden

Set in an amazing plot with extensive lawned gardens running alongside Bagley Brook, the garden measures approximately 524 square meters. There is a large driveway to the front providing ample parking for several cars. The property is situated in a beautiful, peaceful position, yet within walking distance of the town centre, Theatre Severn, railway and bus stations.

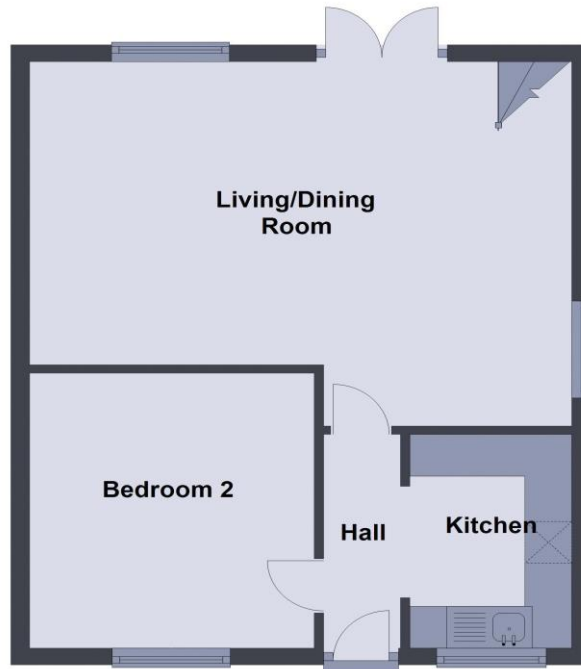
There is the potential to enlarge the property further (subject to planning consent).

Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



FLOOR PLANS FOR GUIDANCE ONLY



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Energy performance certificate (EPC)

9, Northumberland Place SHREWSBURY SY1 2RL	Energy rating C	Valid until: 1 May 2029
		Certificate number: 0398-3026-7235-6941-2950

Property type end-terrace house

Total floor area 87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

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