



5 West Street, Castlefields, Shrewsbury, Shropshire, SY1 2JN

Offers in the Region Of £370,000

This impressive, unique 4 bedroom house with driveway is a rare find. The property Provides exceptionally spacious accommodation of great character, including: Entrance Hall, Cellar, Sitting Room, Living Room, Study, Kitchen/Breakfast Room, ground floor Shower Room. Upstairs there are 4 double Bedrooms and Bathroom. Attractive private rear Garden. Located just a few hundred yards from riverside walks, and close to the train station and Shrewsbury town centre. Viewing is absolutely essential to appreciate how special this property is.



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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

Double glazed composite entrance door with double glazed fan light over.

Entrance Hall

Wood style tile flooring, staircase leads to First Floor Landing.

Cellar

Sitting Room 11' 6" x 10' 0" (3.50m x 3.05m)

Ornate cast iron fireplace with open grate and tiled hearth, radiator, walk in double glazed bay window to the front, picture rail and cornice.

Living Room 13' 5" x 11' 8" (4.09m x 3.55m)

Impressive fireplace with open grate, slate hearth and wooden mantle, exposed floor boards, radiator, double glazed sash window to the side.

Inner Hallway

Radiator, wood style tile flooring.

Study 11' 11" x 7' 10" (3.63m x 2.39m)

Radiator, double glazed sash window to the side.

Kitchen/Breakfast Room 16' 5" x 8' 6" (5.00m x 2.59m)

Fitted with range of painted units incorporating glass fronted display cabinets and open shelving, wood style laminated work tops with integrated gas hob with filter hood above, double oven and fridge. Deep tiled surround to work areas, Belfast glazed sink with wooden drainers, fitted bench seating, radiator, 2 double glazed windows to the rear, double glazed door to rear garden.

Utility/Shower Room 10' 5" x 6' 8" (3.17m x 2.03m)

Wood style laminated work top with inset sink unit, base and eye level units, tiled surround to work area, tiled flooring. Tiled shower cubicle and wash basin, radiator, double glazed side window.

Generous First Floor Landing

Radiator.

Bedroom 1 13' 4" x 11' 11" (4.06m x 3.63m)

Painted floor boards, double radiator, 2 double glazed sash windows to the front.

Bedroom 2 13' 0" x 11' 9" (3.96m x 3.58m)

Painted floor boards, double radiator, painted beams and double glazed sash window to the side.

Bedroom 3 13' 0" x 11' 5" (3.96m x 3.48m)

Double radiator, double glazed sash window to the side, painted beams.

Bedroom 4 10' 3" x 9' 8" (3.12m x 2.94m)

Exposed floor boards, double radiator, double glazed window overlooking rear garden, double glazed door to external staircase to the rear.

Bathroom 12' 10" x 5' 9" (3.91m x 1.75m)

Fitted with white 3 piece suite providing bath, wash basin and WC, radiator, wall mounted Worcester gas central heating boiler, built in airing cupboard, double glazed sash window to the side, further double glazed window to the rear, access to useful loft space.

Outside

The property enjoys a prime corner plot. Brick paved pathway to the entrance door, flagged forecourt to the front with chain fencing around.

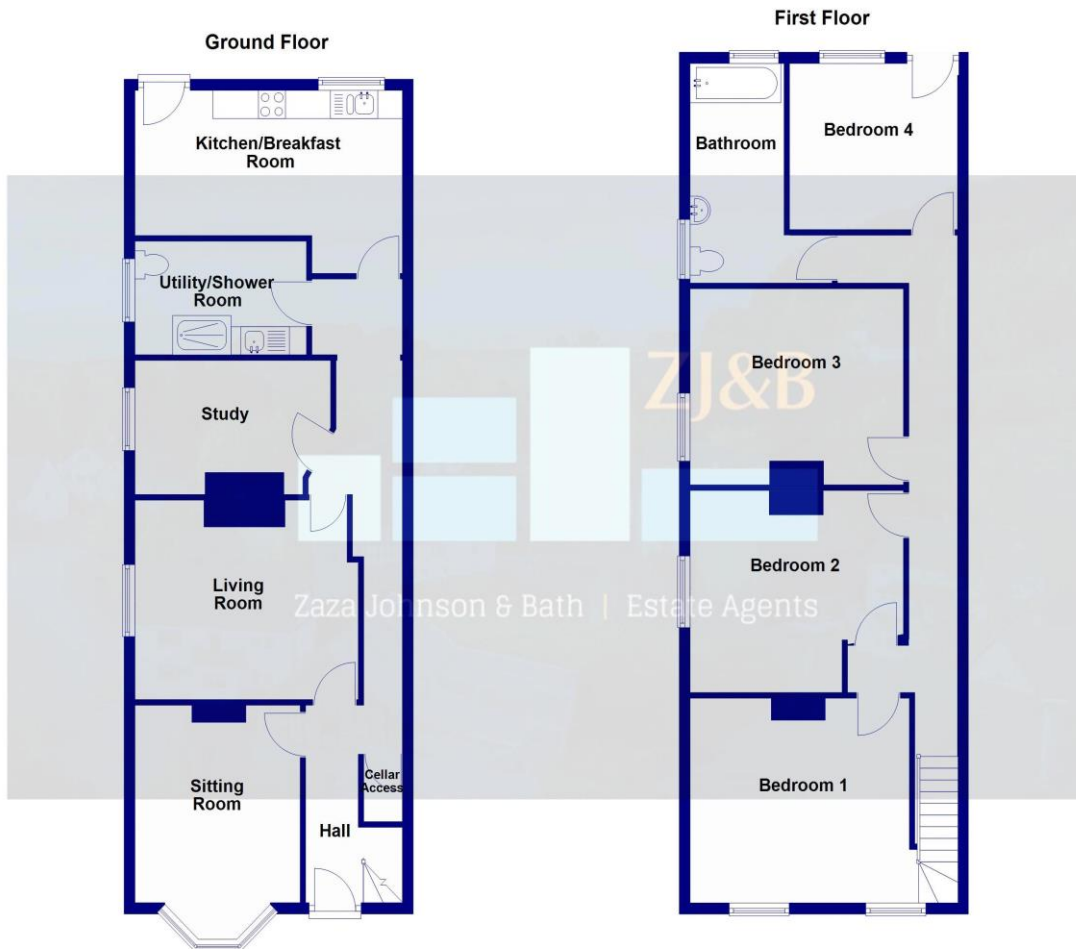
Rear Garden

To the side of the property double gates provide access onto a concrete driveway. Beyond the driveway the gardens are mainly laid to lawn with borders containing shrubs, flowers and ferns. There is a further area of garden with a large timber shed. The rear garden is enclosed by fencing and wall. External lighting, power points and cold water tap.

Council Tax Band D

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**



5 West Street, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

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Energy performance certificate (EPC)

5 WEST STREET SHREWSBURY SY1 2JN	Energy rating	Valid until:	6 April 2031
	D	Certificate number:	8719-9124-7000-0586-7206

Property type end-terrace house

Total floor area 152 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-standard-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. 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