



## 91 North Street, Castlefields, Shrewsbury, Shropshire, SY1 2JF

**£230,000**

This instantly appealing extended Victorian period 2 bedroom end house is well located in a popular area, convenient for the train station and town centre. Includes: Dining Room, Downstairs WC, Living Room opening through to impressive Kitchen/Breakfast Room with part glazed ceiling, 2 double Bedrooms, 4 piece Bathroom. GCH. Private south facing rear garden. Inspection is absolutely essential for full appreciation.



## **91 North Street, Castlefields, Shrewsbury, Shropshire, SY1 2JF**

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**

Glazed Georgian style entrance door with window above.

### **Dining Room**

Wooden fire surround with feature period cast iron fireplace with tiled inlay and hearth and open grate, LVT wood style flooring, radiator with decorative cover, sash window to the front, wall and ceiling lights, door to staircase which leads to First Floor Landing.

### **Inner Lobby**

Opens into Living Room.

### **Ground Floor WC**

Fitted with contemporary white 2 piece suite including wash basin and WC, radiator, tiled flooring.

### **Living Room**

Recessed fireplace with exposed brickwork, display lighting, quarry tile hearth, alcoves to either side of the fireplace one with built in storage cupboard, double doors and shelf above, LVT wood style flooring, radiator, 2 square openings to Kitchen/Breakfast Room.

### **Kitchen/Breakfast Room**

A superb room with double glazed skylights, window, and French doors providing excellent natural lighting, part vaulted ceiling, tiled flooring. The Kitchen is fitted with grey fronted units to 2 wall areas, wood style laminated worktops, inset sink unit, tiled surround to work areas. Integrated electric fan oven, 4 ring induction hob with filter hood above, ample space for further appliances, designer radiator.

### **First Floor Landing**

Loft access.

### **Bedroom 1**

Exposed floor boards, radiator, sash window overlooking garden to the rear.

### **Bathroom**

Fitted with 4 piece white suite including bath with mixer tap and tiled surround, corner shower cubicle, wash basin and WC, radiator, double glazed window to the rear, wall mounted Worcester gas central heating boiler.

### **Bedroom 2**

Another double room with radiator, 2 built in wardrobes, sash window to the front.

### **Rear Garden**

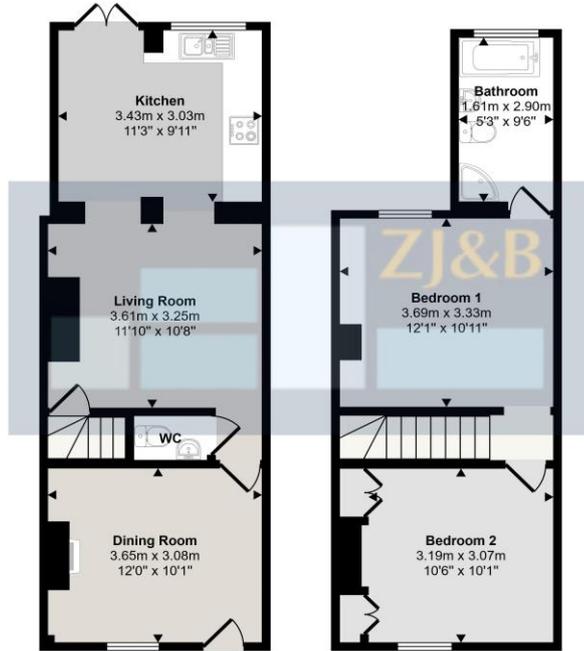
Double French doors lead onto the rear garden, which is well enclosed by high level brick wall and timber fencing. Approached onto a patio with lawn beyond and raised borders to one side. Further raised patio and shrub beds towards the rear boundary. External tap and lighting. Gated access to the rear.

### **Council Tax Band A**

**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**

Approx Gross Internal Area  
71 sq m / 769 sq ft



Ground Floor  
Approx 39 sq m / 416 sq ft

First Floor  
Approx 33 sq m / 353 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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