



SAMUEL WOOD

44 North Street, Castlefields, Shrewsbury, Shropshire, SY1 2JJ

Offers In The Region Of £240,000



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- Superb Improved Period Terrace
- Bay Fronted Living Room
- Luxury Refitted Bathroom Suite
- Useful Cellar Storage Area
- Convenient Location on edge of Town Centre
- Two Generous Double Bedrooms
- Separate Dining Room
- Long Rear Garden Space
- Scope To Extend (STPP)
- EPC Rating D

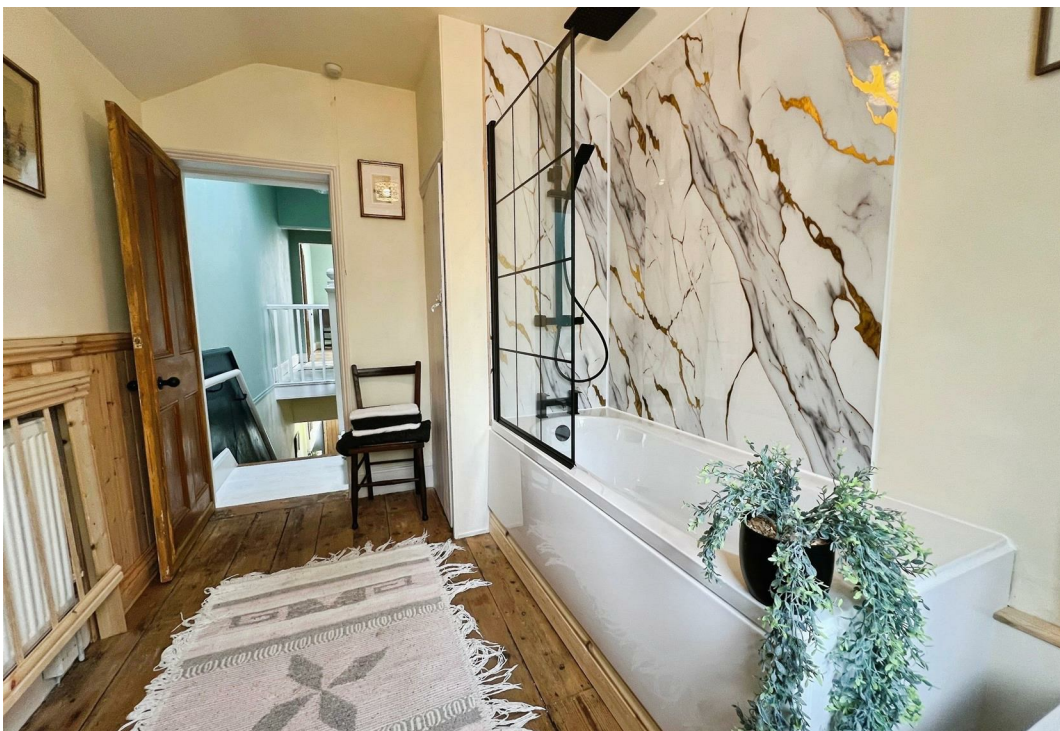
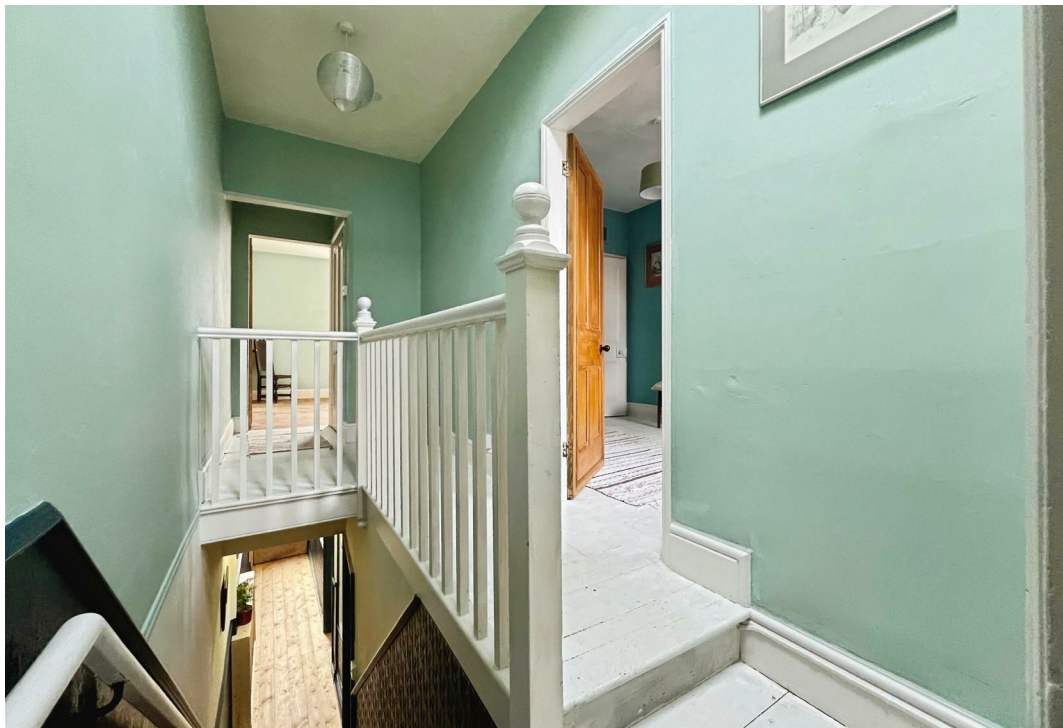
Situated in a popular setting, this improved and attractive period terraced home offers an enviable lifestyle within easy reach of scenic river walks and the vibrant town centre. Blending charming original features with thoughtful modern upgrades, the property provides a warm and inviting atmosphere ideal for first-time buyers, downsizers, or investors alike. The surrounding area is well regarded for its convenience, community feel and access to local amenities, making everyday living both practical and enjoyable. With its attractive façade, long rear garden with scope for further enhancement, this home presents a fantastic opportunity to enjoy character living in a prime location, while still offering exciting potential to personalise and add value over time.

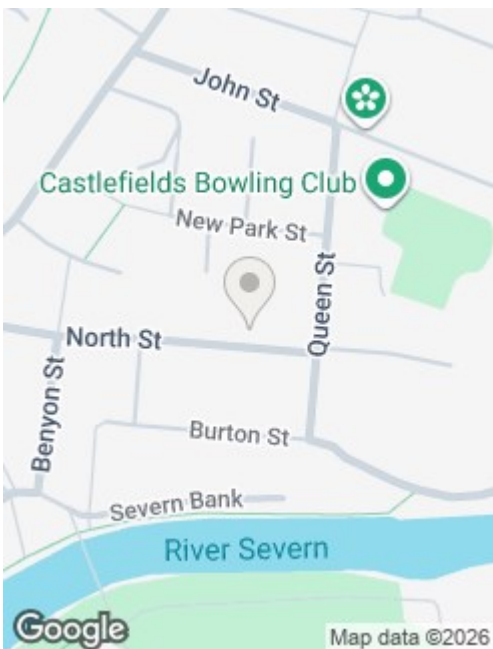
Internally, the property is well presented throughout, beginning with an entrance hall leading into a bright living room featuring a walk-in bay window that fills the space with natural light. A spacious separate dining room provides excellent entertaining space and gives access to a useful, recently painted cellar. The kitchen is modern and functional, with freestanding units offering flexibility. Additional benefits include gas central heating, refurbished windows, and a relatively new boiler and front door.

To the first floor, there are two excellent bedrooms, including a generous principal bedroom spanning the full width of the house, while the second bedroom benefits from a built-in wardrobe. The bathroom has been stylishly refitted with a contemporary white suite, complete with a rain head shower and screen. Further potential exists with loft conversion possibilities and a partially retained second staircase.

Externally, the property enjoys a forecourt frontage and a particularly long rear garden, offering fantastic outdoor space and scope for further landscaping or extension (subject to necessary consents). An outbuilding and outside WC add practicality, with potential to incorporate into the main house if desired.







Directions

What3words: ///tested.glove.mimic

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

Broadband Speed: Basic 9 Mbps, Superfast 80 Mbps & Ultrafast 2300 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: A

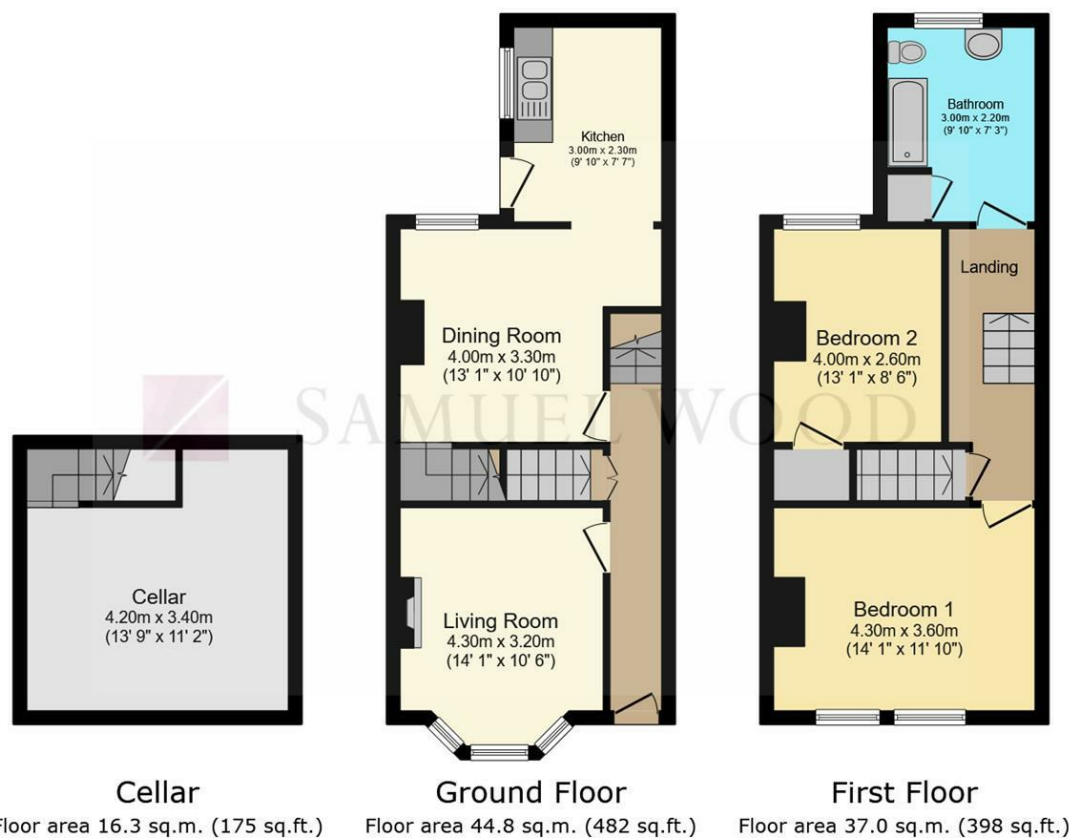
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.







Total floor area: 98.1 sq.m. (1,056 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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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