



SAMUEL WOOD

4 Bynner Street, Shrewsbury, Shropshire, SY3 7NZ

Offers In The Region Of £200,000







# 4 Bynner Street

Shrewsbury, Shropshire, SY3 7NZ



- Mid-Terrace Victorian Property
- Separate Kitchen and Utility Area
- Two First Floor Bedrooms
- Gas Fired Central Heating
- No Onward Chain
- Open Plan Living and Dining Room
- Ground Floor Family Bathroom
- Spacious Attic Bedroom with Storage
- Front And Rear Low Maintenance Gardens
- EPC Rating D

A well-located mid-terrace Victorian property situated within easy reach of the town centre and local amenities. This charming home is arranged over three floors and features gas-fired central heating throughout. Offered with no upward chain, it presents an excellent opportunity for buyers seeking a characterful residence in a convenient location. Viewing is recommended.

The ground floor features a welcoming open-plan living and dining room, creating a light and versatile space for both relaxing and entertaining. A fitted kitchen leads through to a separate utility area, with a ground floor bathroom completing the layout. The accommodation is arranged over three floors, offering flexibility and character throughout.

On the first floor, a spacious landing provides access to two bedrooms, while the second floor boasts a generous attic bedroom with useful eaves storage.

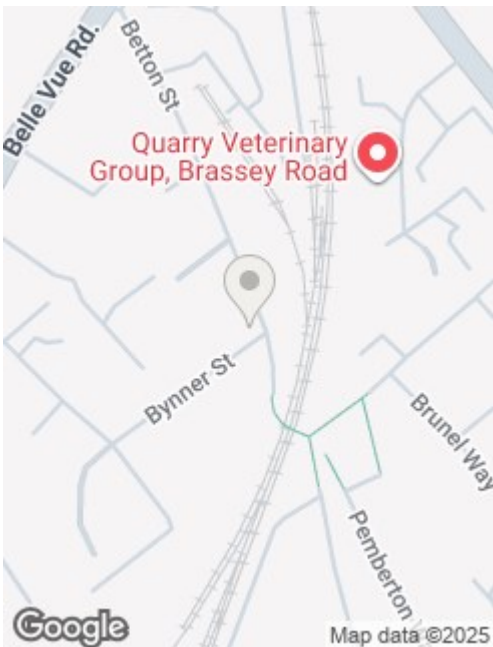
The property is approached from Bynner Street via a brick boundary wall with wrought iron gate and a neat slabbed front garden. To the rear, a shared access pathway serves the terrace, with a small gravelled garden and a shed located just a few yards away, providing practical outdoor space. This attractive home benefits from gas central heating and is offered with no upward chain, making it an excellent opportunity for a range of buyers.











## Directions

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

Broadband Speed: Basic 15 Mbps, Superfast 80 Mbps & Ultrafast 10000 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: B

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.

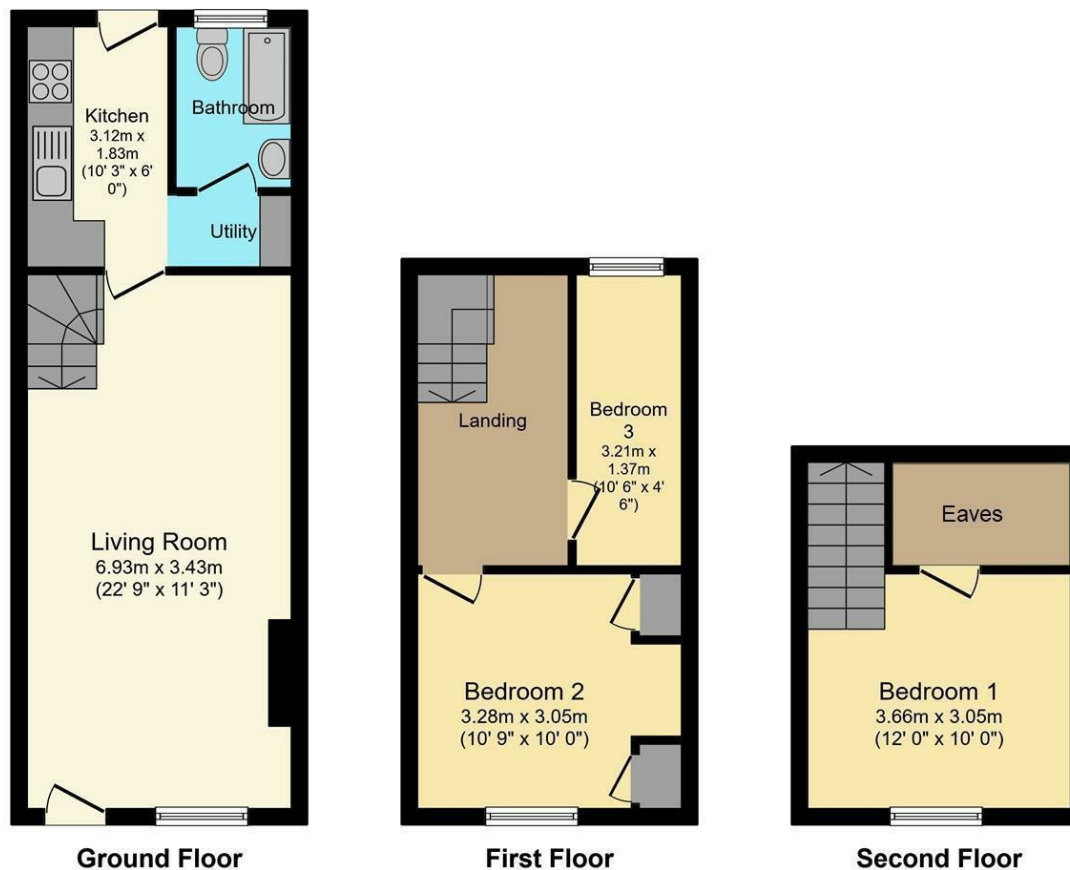








## Floor Plans



Total floor area 74.0 sq. m. (797 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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