SAMUEL WOOD

16 Preston Street, Shrewsbury, Shropshire, SY2 5NY

Offers In The Region Of £230,000

# 16 Preston Street

Shrewsbury, Shropshire, SY2 5NY

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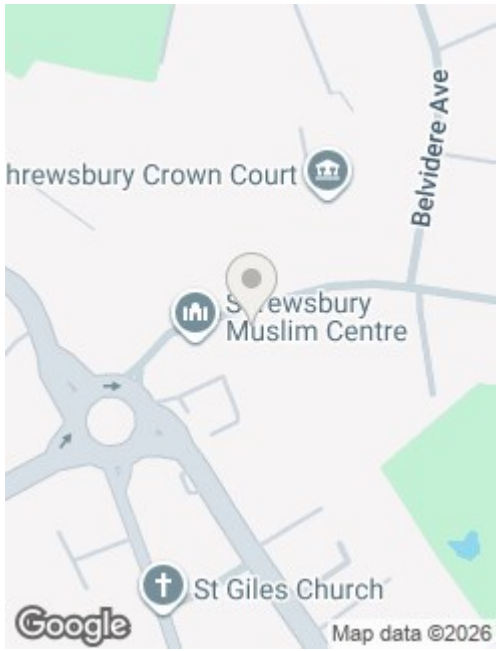
- Beautifully Presented Home
- Spacious Reception Room
- Large Landscaped Rear Garden
- Contemporary Shower Room
- Cellar
- Sought After Location
- Open Plan Kitchen Diner
- Two Generously Sized Bedrooms
- Grade II Listed
- Gas Central Heating

*GRADE II LISTED* Samuel Wood is delighted to offer for sale this beautifully presented two bedroom home on Preston Street in Shrewsbury. The property boasts characterful yet contemporary living spaces all complemented by an extensive rear garden in a sought after location. Within walkable distance of the town centre, close to excellent amenities inlcuding shops, pubs, restaurants, cafes, river walks, within good school catchment and in good school catchment. Viewing is highly recommended by the selling agent.

16 Preston Street is a charming two-bedroom Grade II listed terraced property, beautifully renovated to a high specification while retaining its historic character. The ground floor welcomes you with a lovely sitting room that seamlessly flows into a stylish open-plan dining area and contemporary kitchen, complete with modern fittings and direct access to the rear garden. A sleek, high-specification shower room adds further convenience to this thoughtfully designed layout, enhancing both comfort and functionality.

The first floor features two generously sized and tastefully decorated double bedrooms, each offering a peaceful and well-finished space ideal for rest and relaxation. These rooms are filled with natural light, complementing the home's characterful features. Additionally, a practical cellar space provides useful storage, keeping the living areas tidy and organized without compromising the home's elegance.

Externally, the property benefits from an attractive on-street garden at the front and a long, well-landscaped rear garden that offers a private retreat for outdoor dining, gardening, or relaxation. The outdoor space has been carefully designed to complement the high standard of the interior, making 16 Preston Street not only a comfortable home but also an inviting and stylish place to enjoy both indoors and out, all within walking distance of the town centre.




## Directions

What3words: ///crib.gear.king

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

Broadband Speed: Basic 13Mbps, Superfast 164Mbps & Ultrafast 10000Mbps
*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

**Cellar**
Floor area 6.1 sq.m. (66 sq.ft.)

**Ground Floor**
Floor area 36.0 sq.m. (388 sq.ft.)

**First Floor**
Floor area 25.2 sq.m. (271 sq.ft.)

Total floor area: 67.3 sq.m. (725 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.