



SAMUEL WOOD

2 The Engine Shed, Benbow Quay, Shrewsbury, Shropshire, SY1 2DL

Offers In The Region Of £275,000



2 The Engine Shed

Benbow Quay, Shrewsbury, Shropshire, SY1 2DL



- Fantastic Three Storey Property in Former Engine Shed
- No Onward Chain, Move-In Ready
- Spacious Living Room with High Ceilings
- Modern Kitchen Diner with Mezzanine
- Three Double Bedrooms, One En-Suite
- Utility Room, Cloakroom and Ample Storage
- Landscaped Front Garden with Gated Access
- Allocated Parking Space and Garage
- Electric Storage Heating and Double Glazing
- EPC Rating D

A Unique Three Bedroom End-Terrace Townhouse in a Historic Engine Shed Conversion with No Upward Chain. Set within the impressive Benbow Quay development, this beautifully presented three-bedroom, three-storey townhouse forms part of a historic converted Engine Shed dating back to the 1880s. The property combines the charm of industrial heritage with a modern specification, neutral décor and move-in-ready condition, all within easy walking distance of Shrewsbury town centre, bus and railway stations, shops, restaurants and the River Severn.

Ground Floor - Access into a spacious living room with striking large windows, impressive ceiling height and plenty of natural light. Also on this floor is a utility room, a guest cloakroom/WC. and built-in storage, offering practical day-to-day convenience.

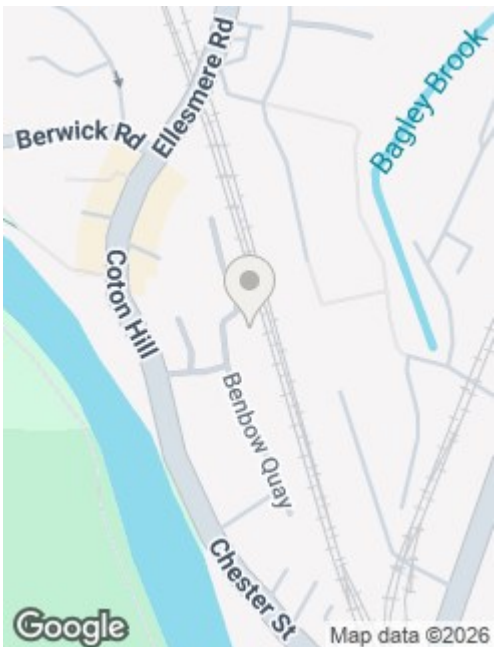
First Floor - A feature staircase leads to the L-shaped kitchen diner, complete with integrated appliances and a unique mezzanine dining area that overlooks the living space below - perfect for entertaining or family dining. The electric panel heating system ensures year-round comfort.

Second Floor - The top floor comprises three double bedrooms, two with built-in wardrobes, including a master bedroom with en-suite shower room. There is also a family bathroom with a shower over bath and a spacious landing with additional storage and access to a good-sized loft (complete with ladder and lighting).

Outside - The property enjoys a small landscaped front garden laid to lawn with a patio area and gated access, along with an allocated parking space and a separate garage 'E'. There is also a communal bin storage area and secure bike storage available for residents.







Directions

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

Broadband Speed: Basic 15 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 Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 199 Years from 1/7/2005 - 179 Years remain

Service Charges: £2,276.06 (paid half yearly)

Reserve Fund: £894.62 (paid half yearly)

Ground Rent: £110 including the garage

Next Ground Rent Review Period: tbc

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

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.







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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF
Tel: 01743 272710 | shrewsbury@samuelwood.co.uk