

47 PERCY STREET

SHREWSBURY | SHROPSHIRE | SY1 2QQ

Halls 1845



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Close to amenities.

AN ATTRACTIVE AND CHARACTERFUL TERRACED HOME, BEAUTIFULLY UPDATED THROUGHOUT OFFERING ROOMS OF PLEASING PROPORTION, SET WITH LANDSCAPED GARDENS IN A POPULAR LOCATION.

Attractive terraced home offering charm and character
Incredibly well-proportioned double reception room
Updated bathroom
Kitchen and adjoining side utility room
Easterly facing rear gardens

Shrewsbury Office
2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ
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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3words - ///best.bless.asset

From Shrewsbury town centre, proceed along Smithfield Road and continue to Coton Hill heading along the Ellesmere Road. Proceed over the railway bridge and straight over the mini roundabout, taking the right turn into Greenfield Street. Take the second left turn into Percy Street, toward Percy Street North and proceed towards the end and the property will be identified on the right hand side.

SITUATION

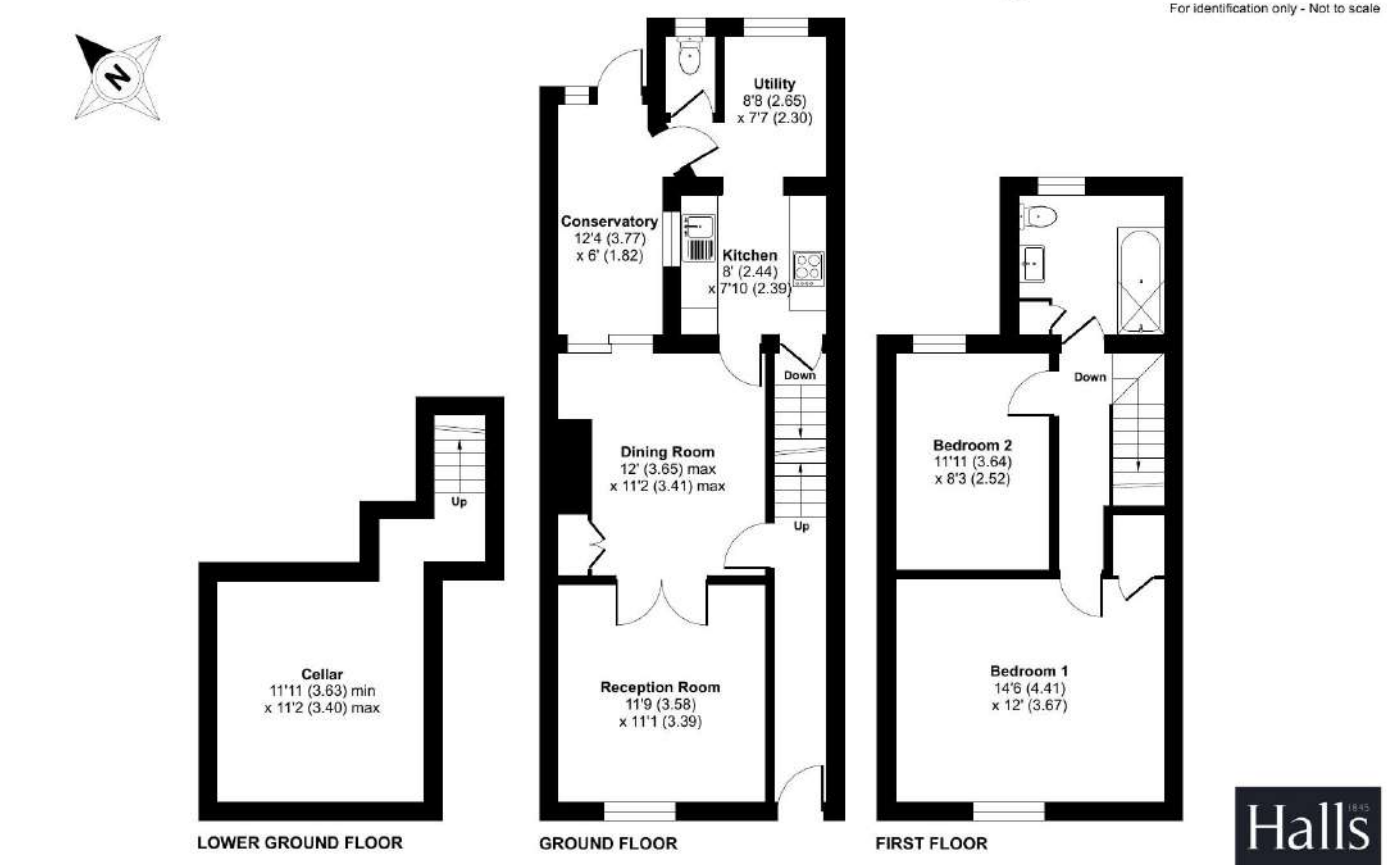
The property is well situated and conveniently placed for access to Shrewsbury town centre which is within walking distance. Close by there are a number of amenities including a general store and post office together with a primary school. Fitness and Yoga classes, a bowling club which also hosts music events and a children's play area are all within walking distance. The town centre itself offers a more comprehensive range of shopping, leisure and social facilities together with a rail service.

PROPERTY

47 Percy Street is an attractive and characterful terraced home that has been thoughtfully updated, retaining a wonderful sense of charm while offering further potential for enhancement. Situated in an incredibly popular location, the property provides well-proportioned accommodation, with a particularly appealing double reception room featuring two log-burning fires, creating a warm and inviting living environment.

Approximate Area = 1156 sq ft / 107.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1536534

The accommodation further includes two double bedrooms and an updated bathroom, while the kitchen is complemented by an adjoining side utility area. There is excellent scope to reconfigure these spaces to create a more contemporary open-plan kitchen/dining/family area, subject to the necessary consents. In addition, the property offers potential for a loft conversion, providing an exciting opportunity to further enhance the accommodation.

Combining character, well-proportioned accommodation and exciting scope for further improvement, 47 Percy Street represents an appealing opportunity for buyers seeking a home with both immediate charm and future potential.













OUTSIDE

Externally, the property benefits from easterly facing rear gardens, providing a pleasant outdoor space to enjoy. There is a large patio immediately to the rear of the property with a path leading through the central lawned area to a decked area at the rear of the garden. To the front there is a small walled garden giving access to the front door.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - B



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.





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