



**8 Benyon Street, Castlefields, Shrewsbury, SY1 2JQ**

3 bedroom terraced house — £273,000 Freehold

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Coopergreenpooks.co.uk

£273,000 Freehold — 3 bedroom terraced house

sales@cgpooks.co.uk

**Situated within a popular residential area, a short walk from the train station and town centre, this attractive terraced house of character has been extended and improved to provide well-designed accommodation over four floors, while benefitting from a private rear garden.**

### KEY FEATURES

- Living room with feature exposed brick fireplace and wood boarded flooring
- Extended open plan kitchen/dining room, also having a feature fireplace, with quarry tiled flooring, a range of fitted units and integrated appliances, velux windows and glazed double doors onto the rear garden
- On the first floor are two bedrooms and a well-appointed family bathroom with shower, with bedroom one also having built-in wardrobes
- A further staircase leads from the landing to a double bedroom on the second floor, which has a window to the rear and recess in the eaves providing excellent storage
- There is also a very useful cellar with potential for conversion into additional accommodation if required
- Gas fired central heating and a mixture of uPVC double glazed windows and original timber sash windows
- Private garden, laid to lawn with a paved sun terrace, timber garden store, and gated access to the rear onto Water Street, where there is potential to create off-street parking, as some of the neighbours have done
- A great location within a popular residential area, a stone's throw from Castlefield's excellent range of amenities, and just a five-minute walk from the train station and town centre. The property is also within a close proximity to lovely riverside walks and the weir, which is an area of natural beauty bordered by large open spaces, parkland and fields such as Castle Walk
- Sold vacant with no upward chain

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

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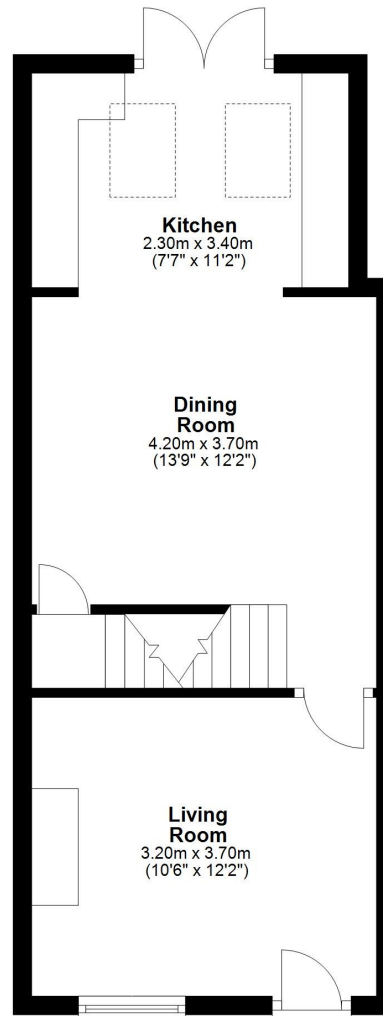
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## Ground Floor

Approx. 35.9 sq. metres (386.6 sq. feet)



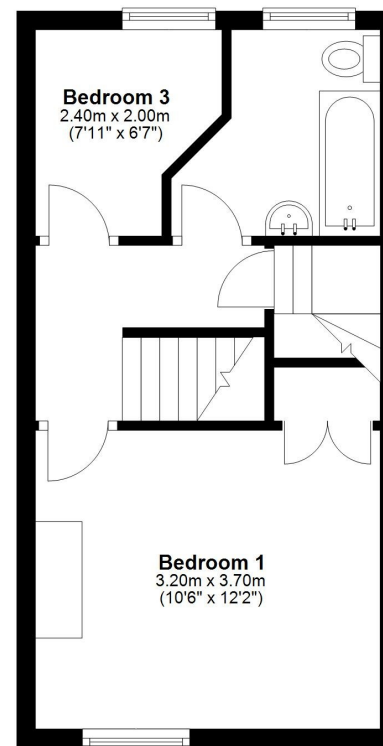
**Kitchen**  
2.30m x 3.40m  
(7'7" x 11'2")

**Dining Room**  
4.20m x 3.70m  
(13'9" x 12'2")

**Living Room**  
3.20m x 3.70m  
(10'6" x 12'2")

## First Floor

Approx. 27.8 sq. metres (298.8 sq. feet)

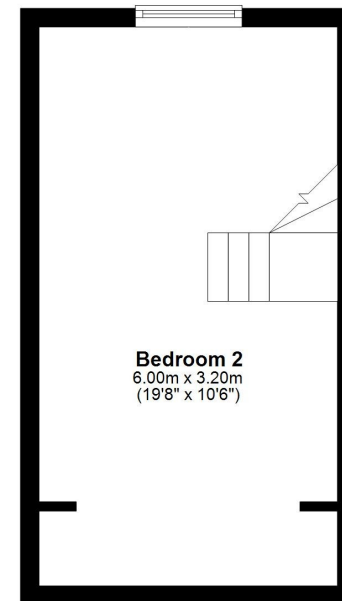


**Bedroom 3**  
2.40m x 2.00m  
(7'11" x 6'7")

**Bedroom 1**  
3.20m x 3.70m  
(10'6" x 12'2")

## Second Floor

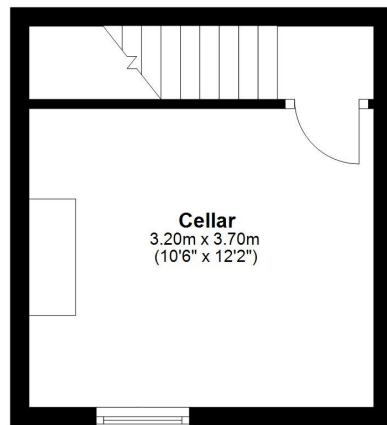
Approx. 19.2 sq. metres (206.7 sq. feet)



**Bedroom 2**  
6.00m x 3.20m  
(19'8" x 10'6")

## Cellar

Approx. 15.1 sq. metres (162.8 sq. feet)



**Cellar**  
3.20m x 3.70m  
(10'6" x 12'2")

Total area: approx. 98.0 sq. metres (1054.9 sq. feet)







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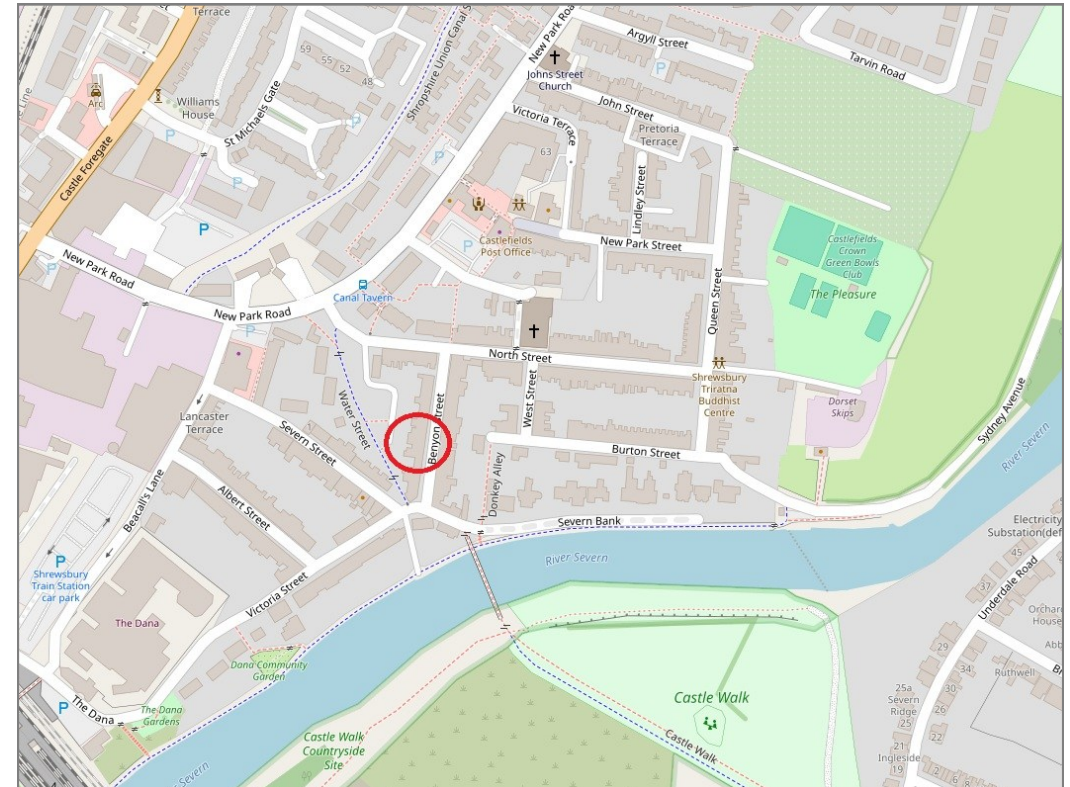
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>Band D</b>
Services	<b>All mains services are connected</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



Your home may be repossessed if you do not keep up repayments on your mortgage.

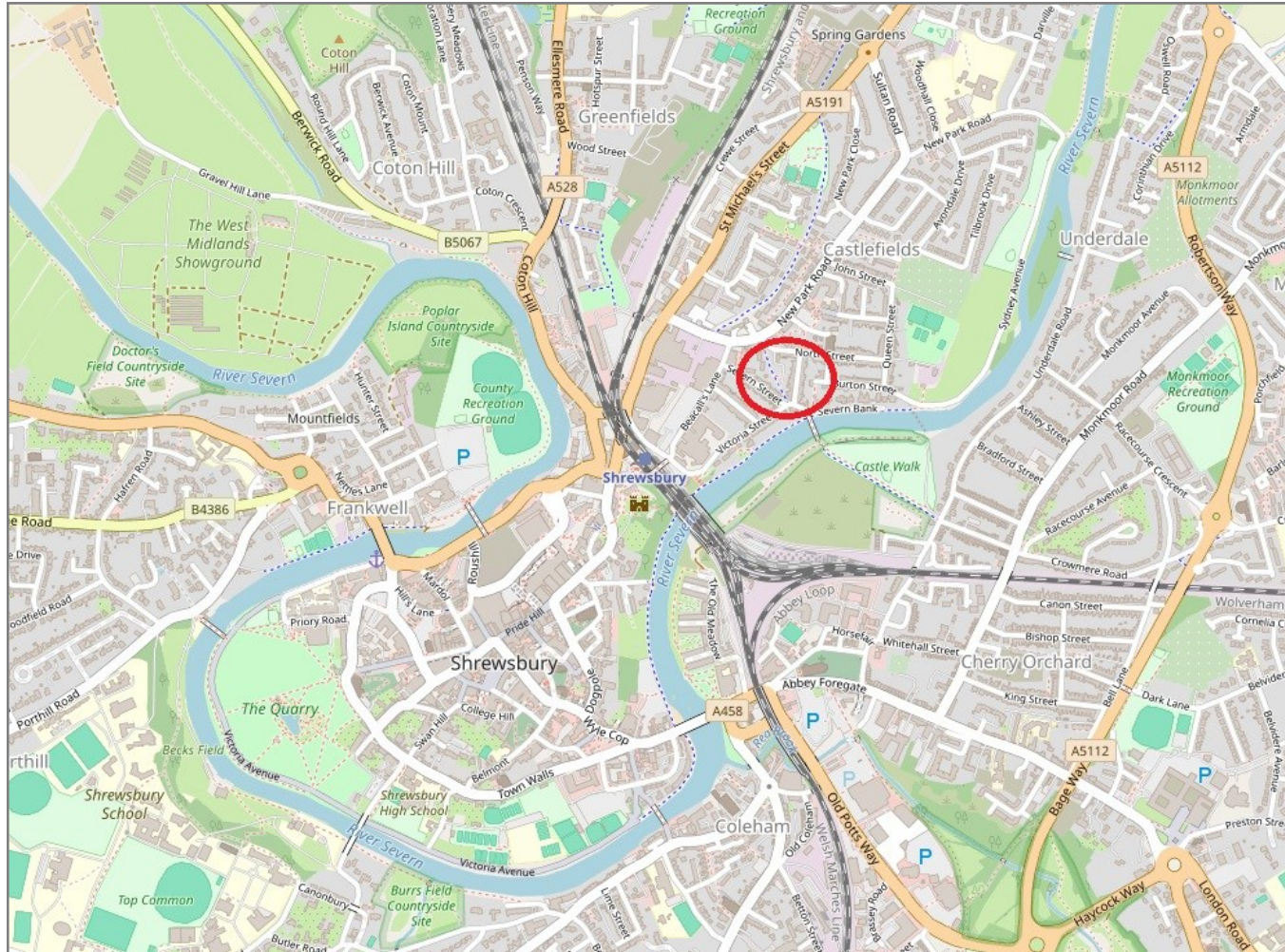
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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