



SAMUEL WOOD

5 Railway Terrace, Shrewsbury, Shropshire, SY2 6AG

Offers In The Region Of £210,000



# 5 Railway Terrace

Shrewsbury, Shropshire, SY2 6AG



- Ideal First-Time Buyer Or Investor Home
- Newly Fitted Shaker Style Kitchen
- Elevated Decking and Lawn Garden
- Gas Central Heating - Worcester Boiler
- Amenities, River Walks & Transport Links nearby
- Well Presented Mid Terrace Property
- Two Bedrooms and Bathroom
- Allocated Residents Parking Space
- Convenient Edge of Town Location
- EPC Rating C

A charming mid terrace property on Railway Terrace in the sought-after Abbey Foregate area, ideally positioned on the edge of Shrewsbury town centre. With a delightful front aspect overlooking the bowling green and Abbey Church, the home combines a pleasant outlook with easy access to local amenities of the town centre, transport links and scenic riverside walks. Recently improved with a contemporary kitchen and an elevated rear garden with decking and lawn, it provides an attractive, ready-to-move-in space - an ideal opportunity for first-time buyers or investors seeking a low-maintenance home in a popular location.

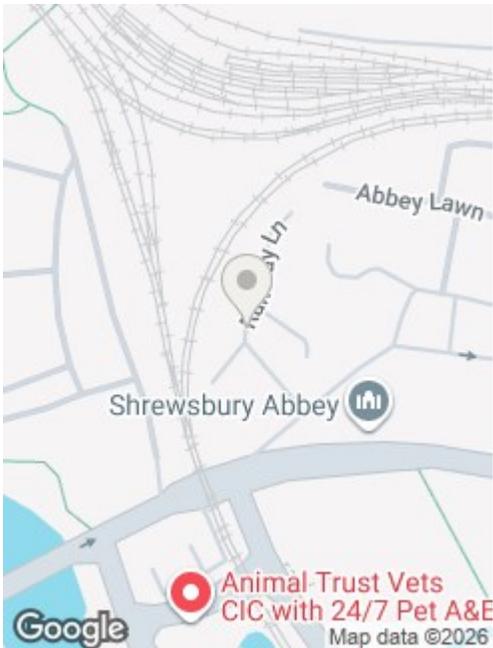
The terrace homes are approached via steps with wrought iron railings, leading to a welcoming front terrace with views across the bowling green and Abbey Church. Inside, the entrance hall opens into a bright living room featuring a stylish mantle piece (without a fire) and a front-facing window, creating a comfortable and inviting space.

To the rear, the property benefits from a modern, refitted shaker-style kitchen with integrated fridge, oven and hob, space for a washing machine and dryer. The breakfast dining area opens through double doors onto an elevated decked area, which leads down to an enclosed lawned garden bordered by the railway embankment. A useful storage area is located beneath the decking.

Additional benefits include one allocated parking space in a residents' car park, with further on-street parking available. The property also features gas central heating via a Worcester boiler and a well-maintained garden, combining practicality with an attractive outdoor living space.







## Directions

What3words: ///loops.candle.acid

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

Broadband Speed: Basic 17 Mbps, Superfast 80 Mbps & Ultrafast 2000 Mbps

\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Moderate/High. The property is located within a designated flood risk area; however, it is elevated and has not been affected by flooding.

Tenure: We understand the tenure is Freehold - awaiting Registration with Land Registry .

Service Charge for communal areas: £452.68

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.

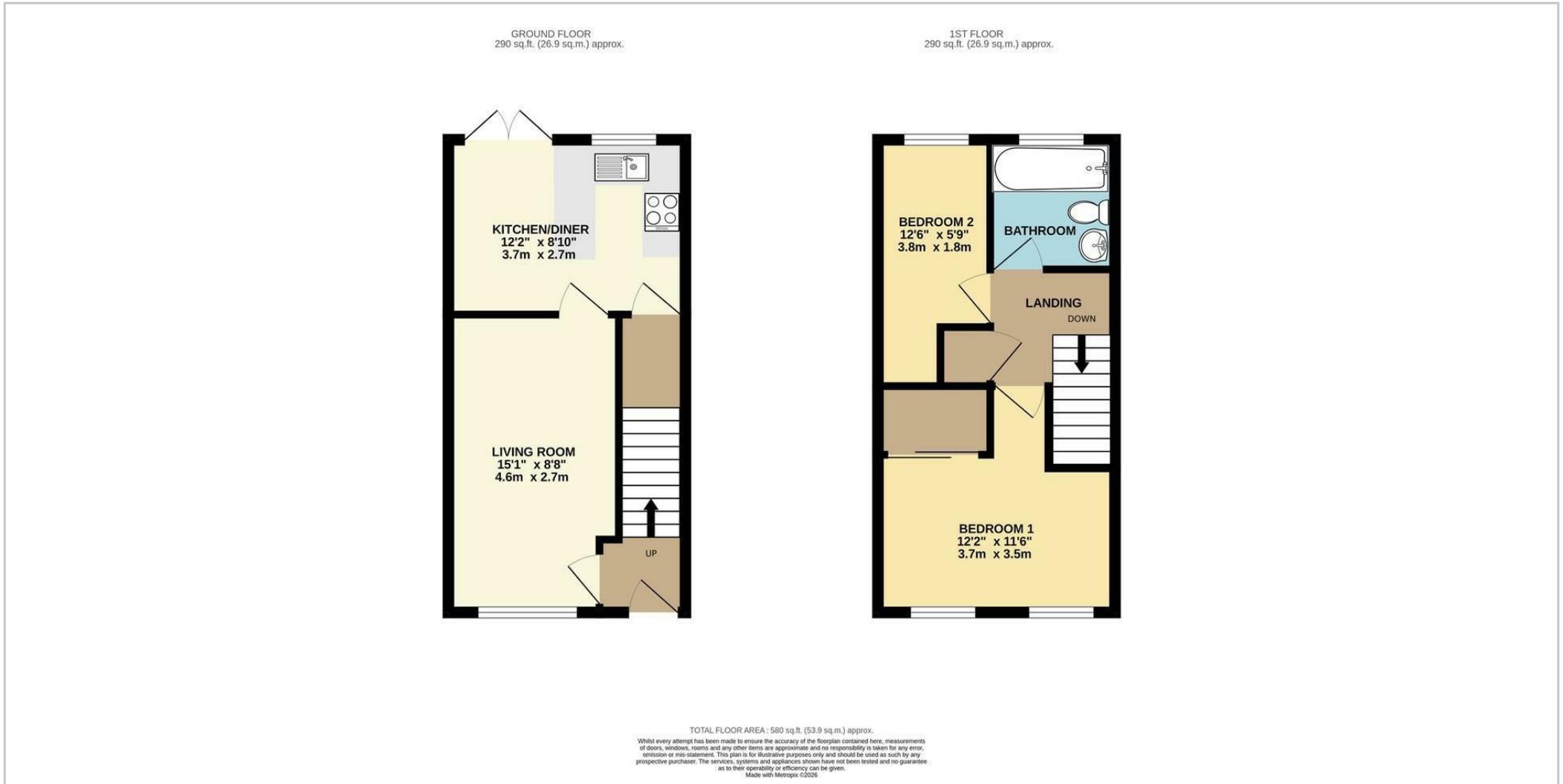
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

These details are awaiting final approval and may be subject to some changes.





## Floor Plans



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