



49 Cleveland Street, Shrewsbury, SY2 5DN

Shrewsbury & Country House Sales

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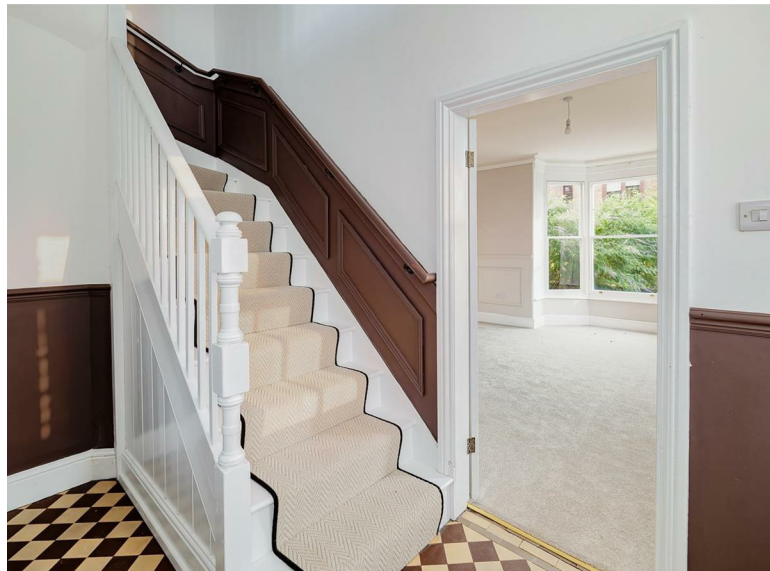


## 49 Cleveland Street, Shrewsbury, SY2 5DN

£750,000

Freehold

- Beautifully presented Victorian home
- Modernised accommodation retaining a wealth of period charm
- Spacious accommodation arranged over three floors
- Generous living room with bay window and log burner
- Elegant kitchen/dining room with central island unit and double doors to the garden
- Two double bedrooms and contemporary bathroom to the first floor
- Two further bedrooms and bathroom to the second floor
- Thoughtfully designed rear garden
- Off-road parking
- Desirable location within walking distance of the town centre.



This beautifully presented four-bedroom Victorian home, offers spacious and versatile accommodation arranged over three floors. The property has been modernised to an exceptional standard while retaining a wealth of period charm with accommodation briefly comprising; a traditional entrance hall, spacious living room with bay window and log burning stove, generously proportioned kitchen/dining room with central island unit, ideal for modern family living, utility room and cloakroom. To the first floor are two double bedrooms and a contemporary bathroom. Two further bedrooms and further contemporary bathroom to the second floor. The property is further enhanced by a thoughtfully designed landscaped rear garden and off-road parking.

The property is situated in this popular and highly desirable residential area, within walking distance of the nearby town centre, offering a wide range of independent shops, cafés, restaurants and the renowned Quarry Park and Dingle Gardens.

This exceptional Victorian home effortlessly combines classic character features—such as high ceilings and generous room sizes—with high-quality modern upgrades, creating a stylish yet practical home ideal for contemporary family living.







#### ENTRANCE HALL

#### LIVING ROOM

13'11" x 13'9"

Bay window to the side

Log burning stove

#### KITCHEN

18'11" x 11'11"

#### UTILITY

5'1" x 6'5"

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

#### BEDROOM 1

14'3" x 14'1"

Bay window to the side

Feature fireplace with cast iron surround

#### BEDROOM 2

12'0" x 12'5"



#### BATHROOM

6'3" x 12'5"

Roll top bath with ball and claw feet

Shower cubicle

Wash hand basin, wc

STAIRCASE continues to SECOND FLOOR LANDING

#### BEDROOM 3

14'2" x 14'0"

#### BEDROOM 4

12'0" x 12'3"

#### BATHROOM

Roll top bath with ball and claw feet

Shower cubicle

Wash hand basin, wc

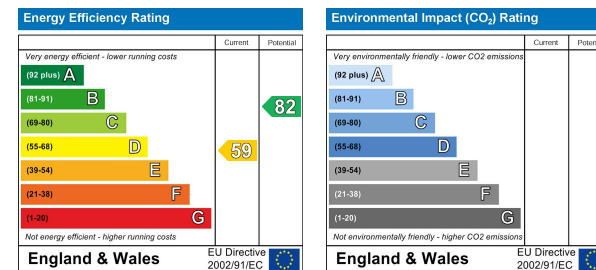
#### GARDENS AND GROUNDS

Beautifully maintained gardens laid to lawn with paved patio areas providing ideal seating/entertaining space. Gated access providing off-road parking.



## HOW TO GET THERE

The property is best approached out of Shrewsbury over the English Bridge. Bear left continuing behind The Abbey and turn left onto Underdale Road. Continue for a short distance, turning right onto Cleveland Street, where the property will be found.



## IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images may have been enhanced.

This property may be subject to additional management charges.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

## DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

## SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

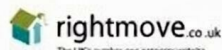
Council Tax Band : C

## LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
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