

SAMUEL WOOD

17 Whitehall Street, Shrewsbury, Shropshire, SY2 5AD

Offers In The Region Of £415,000



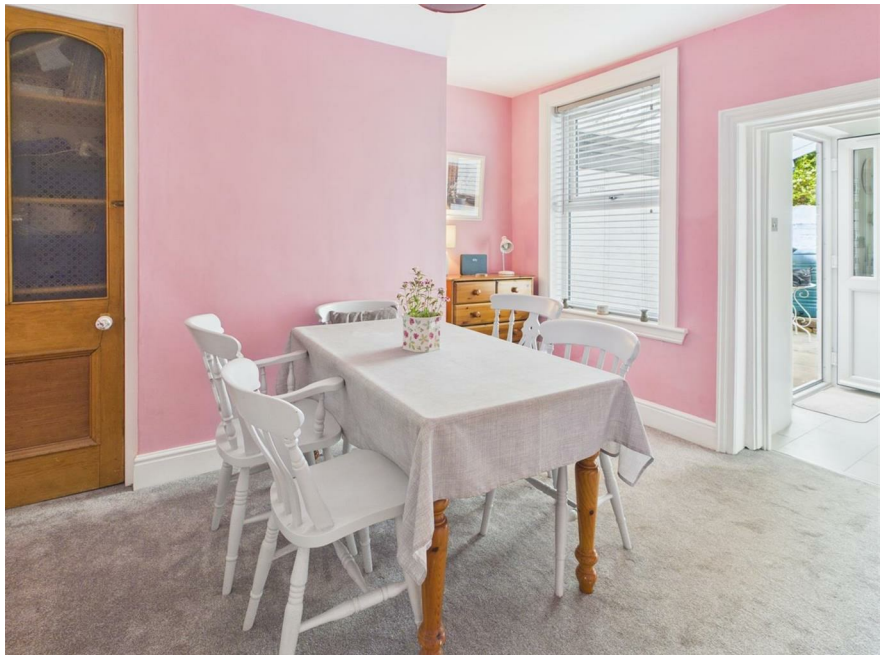
# 17 Whitehall Street

Shrewsbury, Shropshire, SY2 5AD

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- Delightful Period Home Over Three Floors
- Walking Distance to Town Centre
- Two Separate Reception Rooms
- Enclosed Private Town Garden
- NO UPWARD CHAIN
- Off-road Permit Parking available for £448/year
- Three Characterful Bedrooms
- Beautifully Appointed Fitted Kitchen
- Gas Fired Central Heating
- EPC Rating D





Occupying a prime position towards the lower end of Whitehall Street, this charming period home enjoys an enviable setting just a short stroll from the heart of Shrewsbury and the historic Abbey. Combining timeless character with modern comfort, the property offers an excellent opportunity to enjoy all that this vibrant market town has to offer. Independent shops, cafés, restaurants, picturesque riverside walks and excellent transport links are all within easy reach, making it perfectly suited to a wide range of buyers seeking both convenience and lifestyle. Complemented by an attractive enclosed town garden, this is a beautifully presented home that effortlessly blends period charm with everyday practicality in one of Shrewsbury's most desirable locations.

The welcoming reception hall sets the tone for the character and warmth found throughout the home. A comfortable living room provides a relaxing retreat, while the separate dining room offers an inviting setting for entertaining family and friends or enjoying everyday meals. Completing the ground floor is a beautifully appointed fitted kitchen, thoughtfully designed with both style and functionality in mind, creating a space that is equally suited to busy mornings and relaxed evenings. The large cellar offers additional useful storage.

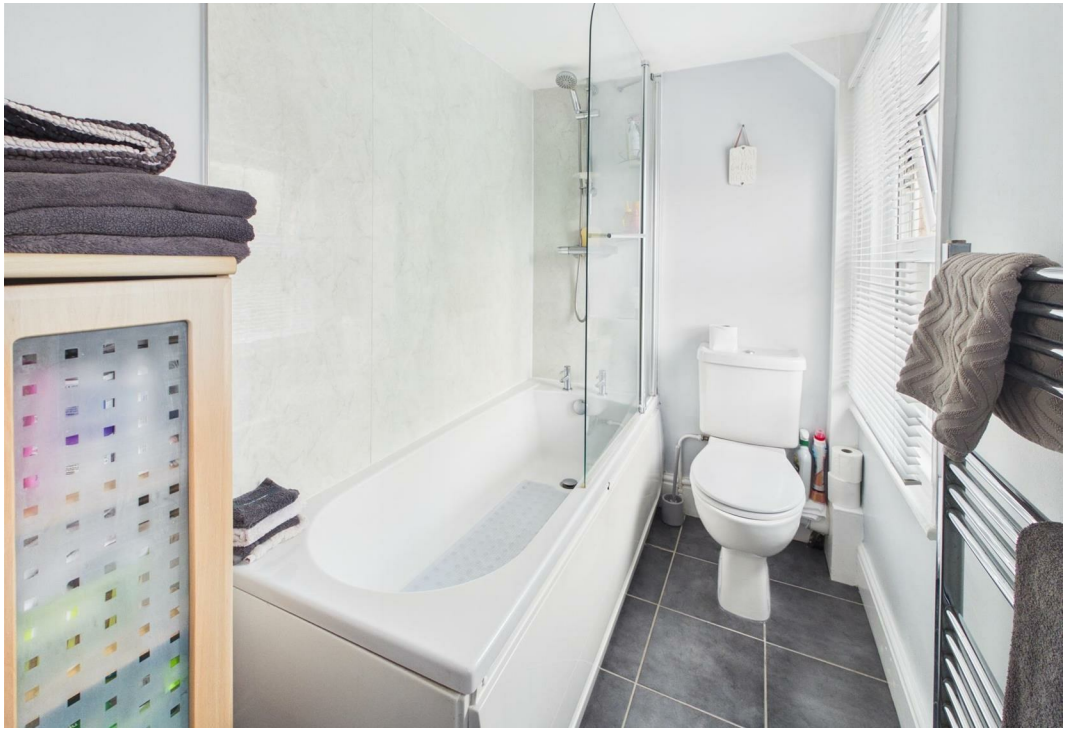
The first floor offers two well-proportioned bedrooms, each enjoying an abundance of natural light, together with a well-appointed family bathroom. Occupying the second floor, the delightful attic bedroom is full of character, with its sloping ceilings creating a cosy yet spacious retreat, ideal as a principal bedroom, guest suite or inspiring home office.

The enclosed rear garden provides a wonderful extension of the living space, offering a private and peaceful setting in which to relax, entertain or enjoy al fresco dining. A delightful town garden, it strikes the perfect balance between being attractively landscaped and easy to maintain, allowing you to make the most of outdoor living within this sought-after central location.



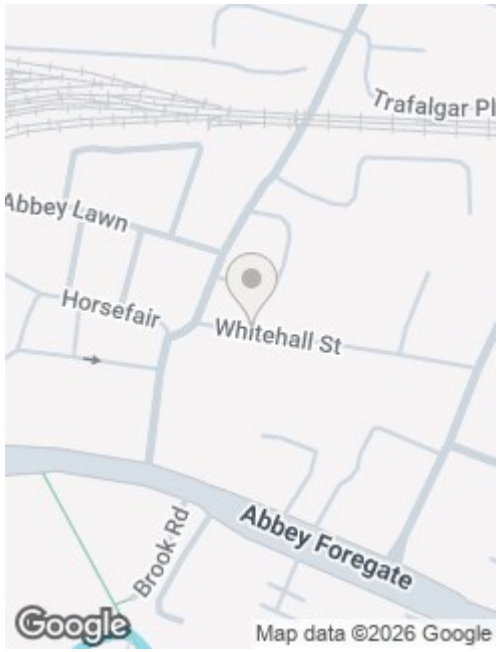













## Directions

What3words: ///riding.prompting.sleepy

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

Broadband Speed: Basic 16 Mbps, Superfast 256 Mbps & Ultrafast 10,000Mbps
*Results provided by Ofcom and correct at time of listing*

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

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.

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.


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## Floor Plans




Total floor area: 124.2 sq.m. (1,337 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.