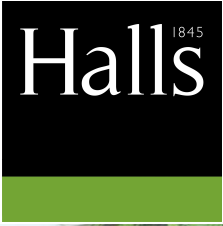


FOR SALE

46 Greenfield Street, Shrewsbury, SY1 2PY



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



FOR SALE

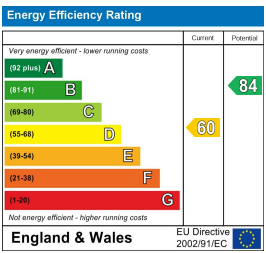
Offers In The Region Of £299,995

46 Greenfield Street, Shrewsbury, SY1 2PY

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An immaculately and beautifully presented mature semi detached house of character with generous gardens located in this most popular residential area.



01743 236 444


**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com




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Walking distance to town centre.



3 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



- A beautifully presented semi
- Spacious & versatile rooms
- Attractive gardens
- Highly sought after location
- Close to town centre
- Good commuter links

DIRECTIONS

From Shrewsbury town centre proceed along Smithfield Road into Coton Hill, which leads onto the Ellesmere Road. Pass over the railway bridge, take the 2nd right turn into Greenfield Street and the property will be found on the right hand side.

SITUATION

The property is situated in the popular area of Greenfields being conveniently placed for access to Shrewsbury town centre and railway station. Locally there are a number of amenities including a general store together with a primary school, whilst the town centre offers a comprehensive range of shopping, leisure and social facilities.

DESCRIPTION

46 Greenfield Street is a stunning and beautifully presented spacious mature semi-detached house. The house itself offers two generous reception rooms with feature fireplaces, together with a spacious kitchen and useful downstairs play room/gym. To the first floor, there are three bedrooms all served by the family bathroom. Outside the gardens are predominantly positioned to the rear and offer a flagged sun terrace seating area with adjoining flowing lawns flanked by established and well stocked herbaceous beds and borders.

ACCOMMODATION

Arched covered entrance with original tiled floor and attractive original panelled and leaded stained glass entrance door leading into:

ENTRANCE HALL

With original tiled flooring. Ceiling cornice. Staircase rising to first floor.

SITTING ROOM

11'9" x 11'9"  
With large bay window to the front with shutters.

DINING ROOM

13'3" x 9'9"  
With window to the rear aspect.

KITCHEN

14'3" x 9'3"  
With wood effect vinyl flooring and providing an extensive range of eye and base level storage cupboards and drawers with generous work surface area over and incorporating a composite sink unit with drainer and mixer tap over. Part tiled walls and tiled splash. Space and plumbing for washing machine, space for fridge/freezer. Master range cooker inset in to alcove. Wall mounted Baxi gas fired central heating boiler. Attractive view over rear gardens. UPVC part glazed access door to side of property:

CONVERTED CELLAR

The current vendor is using the space as a gym/games room.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1

15'3" x 11'3"  
A beautiful room with feature panelled wall. Stunning period fireplace. Two windows to front aspect.

BEDROOM 2

13'6" x 9'9"  
With window to rear aspect.

BEDROOM 3

9'6" x 8'0"  
With attractive views over the gardens and feature fireplace.

BATHROOM

Providing an attractive white suite comprising grey vanity unit with inset hand basin with cupboard below and low level flush WC, mirrored cabinet above, panel bath with electric shower over, splash screen, part tiled walls, radiator with heated towel rail and extractor fan.

OUTSIDE

The property is approached over a blue brick pathway giving pedestrian access to the front of the property whilst side access is available to the rear.

THE GARDENS

The gardens are predominantly positioned to the rear and these offer an attractive flagged sun terrace with space for outdoor entertaining. The majority are laid to generous flowing lawns flanked by established and abundantly stocked herbaceous beds and borders and a variety of specimen shrubs and plants.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band B. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.  
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