

The Bungalow, Burton Street, Castlefields, Shrewsbury,  
Shropshire, SY1 2JW

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**Offers In The Region Of £379,995**

Viewing: strictly by appointment  
through the agent

Occupying a particularly secluded yet highly convenient position within the sought-after Castlefields area of Shrewsbury, this attractive and mature three-bedroom detached bungalow offers spacious, well-presented, and thoughtfully improved accommodation throughout. The property benefits from an open-fronted carport and private driveway, providing excellent off-road parking facilities. Ideally situated just moments from picturesque riverside walks leading directly to Shrewsbury's historic medieval town centre, the bungalow combines peaceful surroundings with exceptional accessibility. A wide range of local amenities are within easy walking distance, including convenience stores, reputable schools, public transport services, and Shrewsbury railway station, making it an ideal choice for a variety of buyers. Offering a rare combination of privacy, convenience, and generous living space, this delightful home is sure to attract significant interest. Early viewing is highly recommended by the selling agent.



The accommodation briefly comprises of the following: Storm porch, inner hallway, lounge with UPVC double glazed French doors, attractive refitted kitchen, three double bedrooms, refitted shower room, driveway, open fronted carport with useful adjoining store, enclosed gardens, detached timber studio currently divided into two section and could make an ideal home office, gym or potential Airbnb unit, UPVC double glazing gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Storm porch with wooden entrance door gives access to:

**Lounge**

17'3" x 12'10"

Having original flooring, UPVC double glazed window to front, UPVC double glazed French doors to garden of property, radiator.

Wooden door from lounge gives access to:

**Inner hallway**

Having radiator, loft access, part glazed door giving access to carport of property.

From inner hallway wooden doors give access to:

**Re-fitted kitchen/breakfast room**

10'8" x 8'10"

Having modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel 1½ sink drainer unit with mixer tap over, tiled floor, tiled splash surrounds, radiator, space for appliances, UPVC glazed window with pleasing aspect down Burton Street.

Wooden door from inner hallway gives access to:

**Laundry room**

9'10" x 6'0"

Having fitted worktop with space below for appliances, eye level storage cupboard, UPVC double glazed windows and wood effect vinyl flooring.

Wooden doors from inner hallway gives access to: Three double bedrooms and refitted shower room.

**Bedroom one**

11'10" x 10'9"

Having UPVC double glazed window to front, radiator.

**Bedroom two**

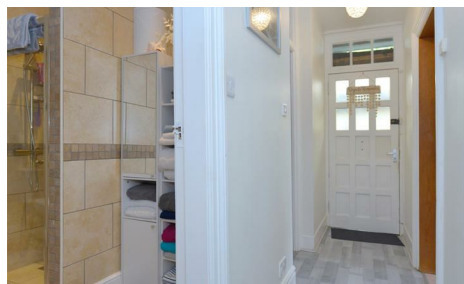
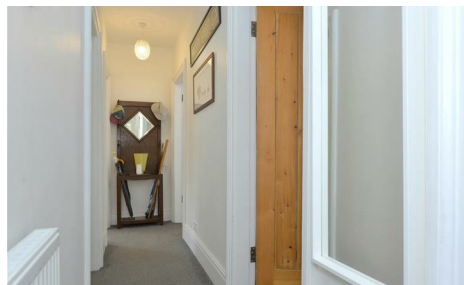
10'5 x 8'6"

Having radiator and UPVC double glazed window to rear.

**Bedroom three**

9'11" x 9'6"

Having UPVC double glazed window over looking the bungalows gardens and radiator



#### **Re-fitted shower room**

Having walk-in tiled shower cubicle with drench shower over, pedestal wash hand basin with mixer tap over, low flush WC, tiled effect flooring, part tiled to walls, radiator, recessed spotlights and extractor fan to ceiling.

#### **Outside**

To the front of the property there is low maintenance hard standing area with outside cold tap. This area is enclosed by low rise brick walling with wrought iron railings with gated pedestrian access leading to the storm porch of the property. Double wrought iron gates then lead to

#### **Open fronted carport**

Door from carport gives access to:

#### **Useful store**

8'7 x 8'3

From the front of the property gated access leads to the bungalows:

#### **Gardens**

Comprising: paved pathway, paved patio, lawn garden, raised stoned beds. Within the garden there is a:

#### **Large detached timber studio**

13'8" x 10'2"

Currently comprising: Two section

#### **Section one**

13'8 x 10'2

Having UPVC double glazed windows.

#### **Section two**

18'10 x 15'11

Having glazed windows to side. This structure could be used for a variety of purposes including home office, studio, gym etc. The gardens are enclosed by fencing and brick walling.

#### **Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

#### **COUNCIL TAX BAND C**

#### **Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### **Mortgage Services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

#### **Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

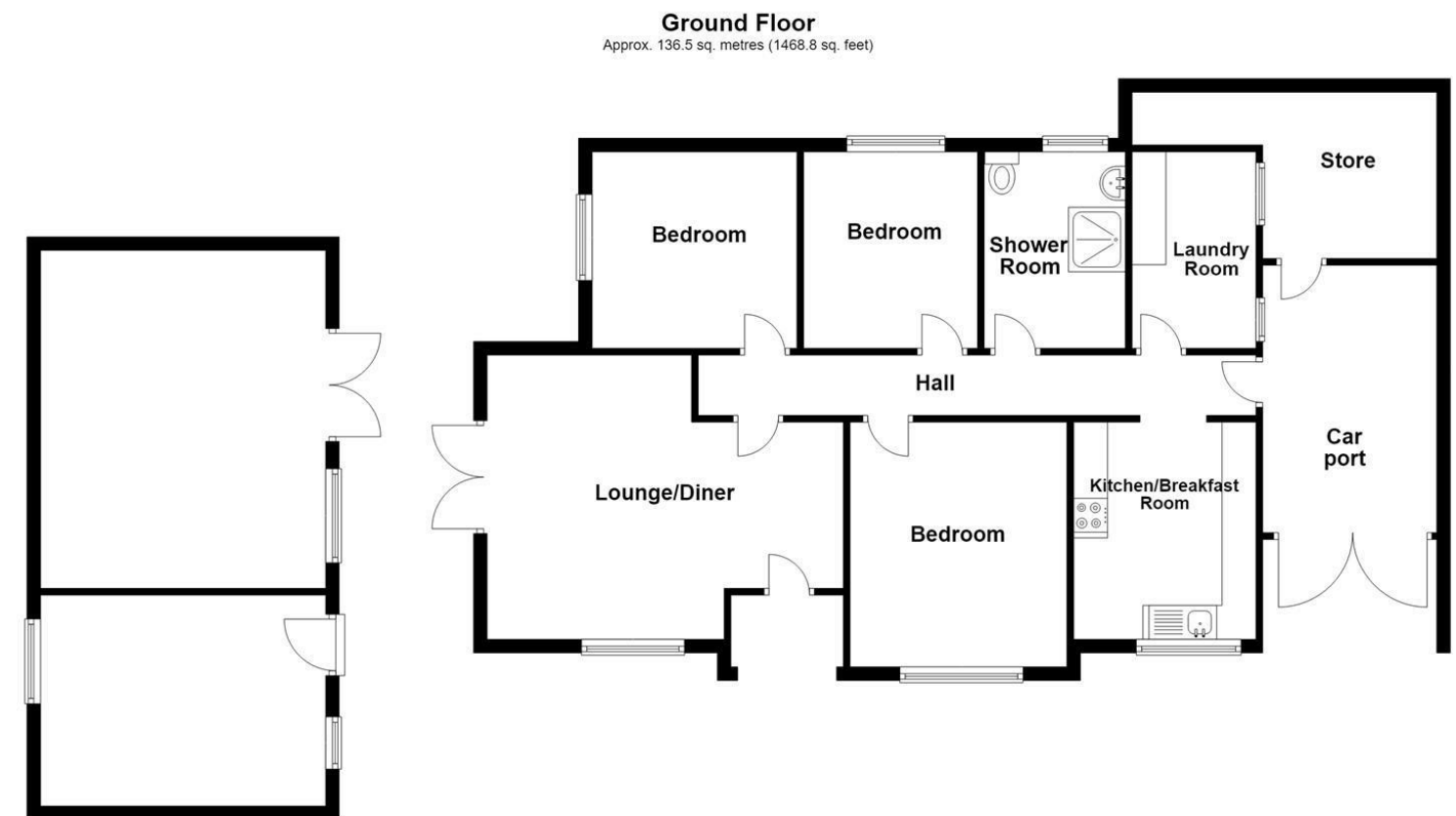
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Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



Total area: approx. 136.5 sq. metres (1468.8 sq. feet)

For illustrative purposes only. Not to scale.  
Prepared by Shropshire Property Professionals  
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