



SAMUEL WOOD

13 Whitehall Street, Shrewsbury, Shropshire, SY2 5AD

Asking Price £190,000



13 Whitehall Street

Shrewsbury, Shropshire, SY2 5AD



- NO UPWARD CHAIN
- Two Well Proportioned Bedrooms
- Contemporary Kitchen
- Bathroom
- Gas Central Heating
- Sought After Location
- Spacious Reception Rooms
- Enclosed Garden
- On Street Parking
- EPC Rating D

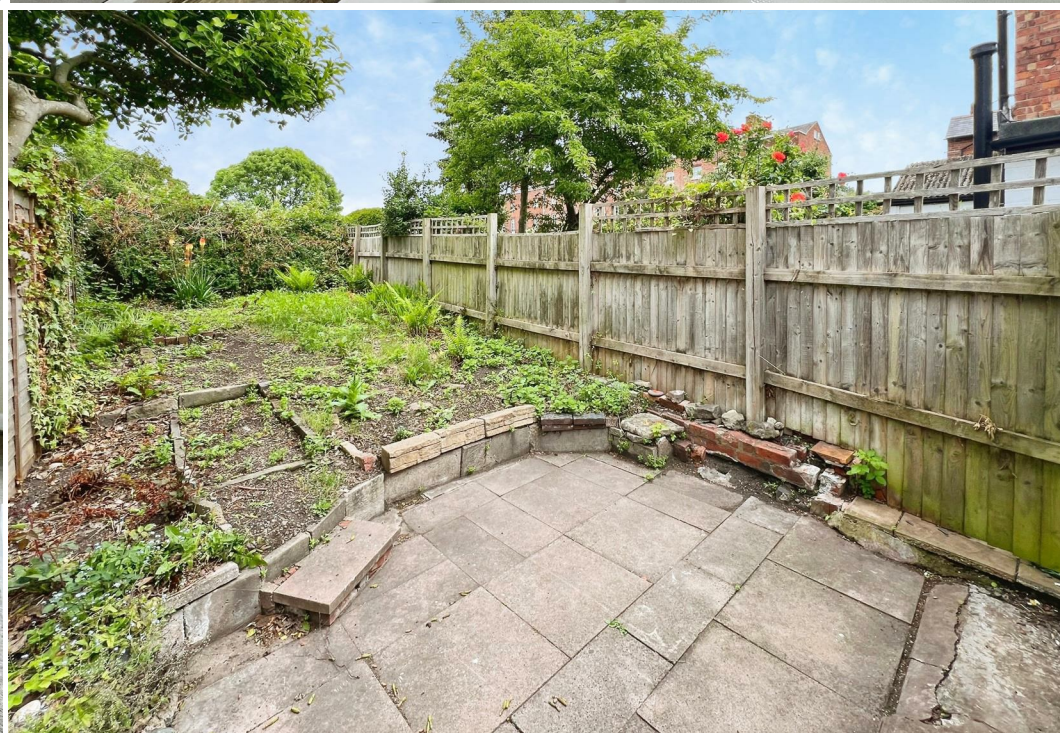
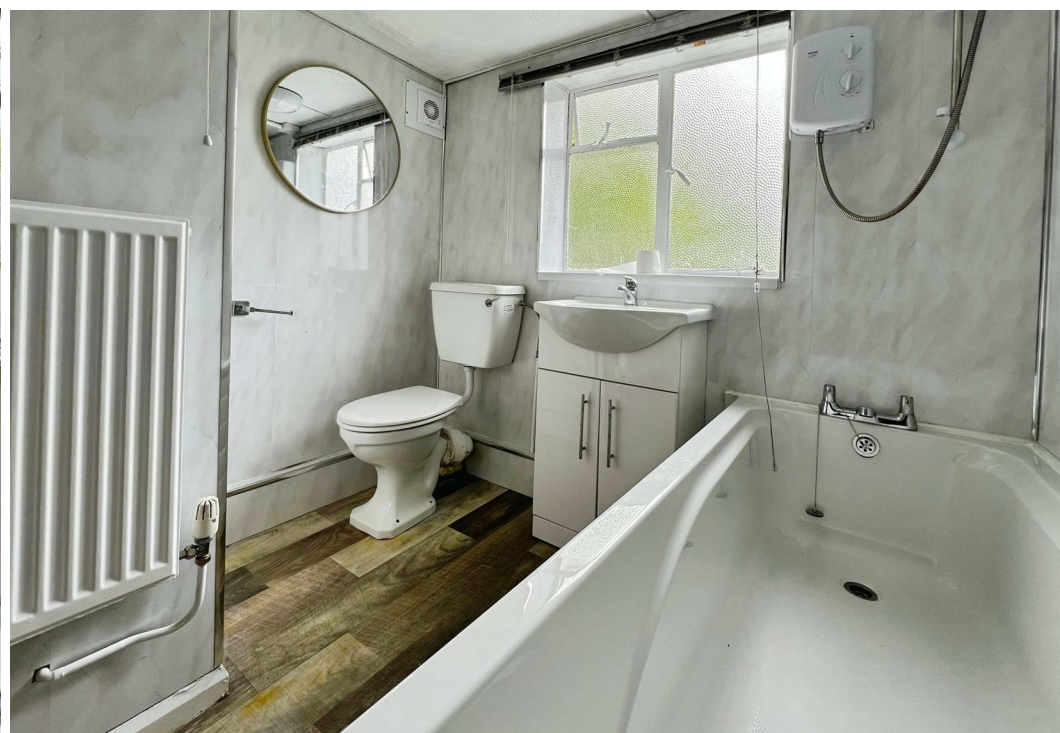
NO UPWARD CHAIN Samuel Wood is delighted to offer for sale this mid terrace home on Whitehall Street, Shrewsbury. Providing generous contemporary living spaces all comprised within a well designed layout, complemented by rear garden and on street parking. Situated within walking distance of Shrewsbury town centre, idyllic river walks, shops, pubs, restaurants, cafes, good school catchment and practical road links. Viewing is highly recommended by the selling agent.

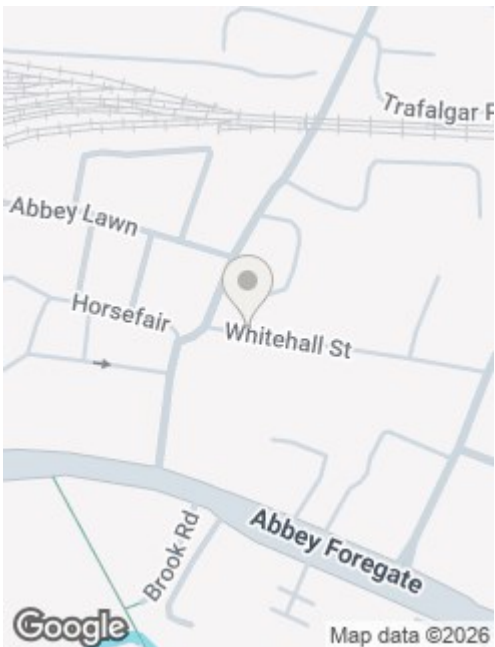
13 Whitehall Street is a charming two-bedroom mid-terrace property situated in a highly sought-after area of Shrewsbury and offered to the market with the added benefit of no onward chain. Combining character and practicality, this well-positioned home presents an excellent opportunity for first-time buyers, investors, or those looking to downsize while remaining close to the town's many amenities.

The accommodation is arranged over two floors and comprises a welcoming living room, separate dining room, fitted kitchen, and a useful utility room on the ground floor, providing ample space for everyday living and entertaining. Upstairs, the property offers two well-proportioned bedrooms and a family bathroom, creating a comfortable and functional layout suitable for a variety of buyers.

Externally, the property benefits from a small enclosed rear garden, offering a private outdoor space that is easy to maintain. On-street parking is available to the front of the property, while the convenient location provides excellent access to local shops, schools, transport links, and the historic centre of Shrewsbury, making this an attractive home in a desirable residential setting.







Directions

What3words: ///basic.matter.sings

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

Broadband Speed: Basic 15 Mbps, Superfast 218 Mbps & Ultrafast 10,000 Mbps
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: A

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

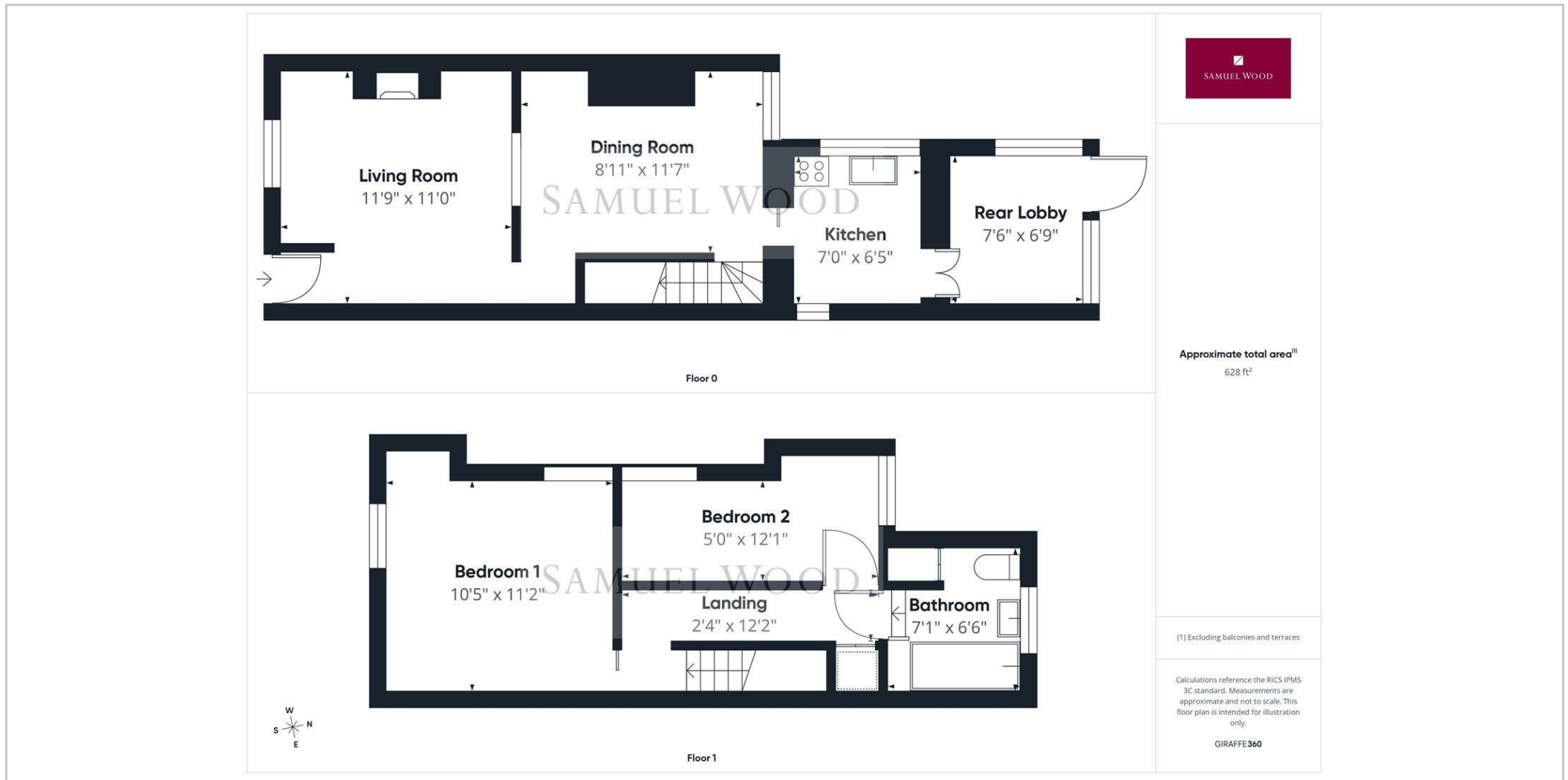
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

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.







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
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 Tel: 01743 272710 | shrewsbury@samuelwood.co.uk