



**84 Trinity Street £215,000**

Shrewsbury, Shropshire, SY3 7PD

**SPENCER  
JAKEMAN**

## 84 Trinity, Street Shrewsbury, Shropshire, SY3 7PD

- Charming two bedroom character property just a short walk into the town centre
- Updated and modernised by the current owners
- Two receptions rooms with cellar
- Modern kitchen with a range of appliances
- Attractive family bathroom with feature tiling
- Well-presented rear garden with shed and outside W.C

Located in this much favoured and sought after locality, which is just a short walk to the town centre, this period property has been thoughtfully modernised by the current owners and boasts free-flowing accommodation throughout. Forming part of a row of charming cottages, this appealing property in brief benefits from gas central heating, living room with feature fireplace, leading through to a separate sitting/dining room which allows access to the modern kitchen which comprises a range of appliances and access to useful lean-to storage room which is used as a utility with plumbing for white goods, access to the rear garden can be found off the lean-to. Off the sitting room are steps leading down to the cellar. On the first floor are two bedrooms with a tastefully fitted family bathroom with feature tiling and traditional suite. To the rear is a pleasant garden with generous lawn area and patio area ideal for outdoor dining, useful garden shed and WC. To the front of the property is a well-maintained courtyard which is enclosed by picket fencing





## Location

Belle Vue is a popular residential area, within walking distance, south of the town centre. The historic county town of Shrewsbury offers an excellent range of shopping, leisure and social facilities. You will find a high street lined with an eclectic range of independent shops, from delis, stationery and clothing shops, to the well-known brands we all expect to find in a vibrant town centre.

**Living Room** 12' 0" x 10' 9" (3.66m x 3.28m)

**Dining/Sitting room** 11' 0" x 11' 1" (3.35m x 3.37m)

**Kitchen** 8' 6" x 5' 3" (2.60m x 1.60m)

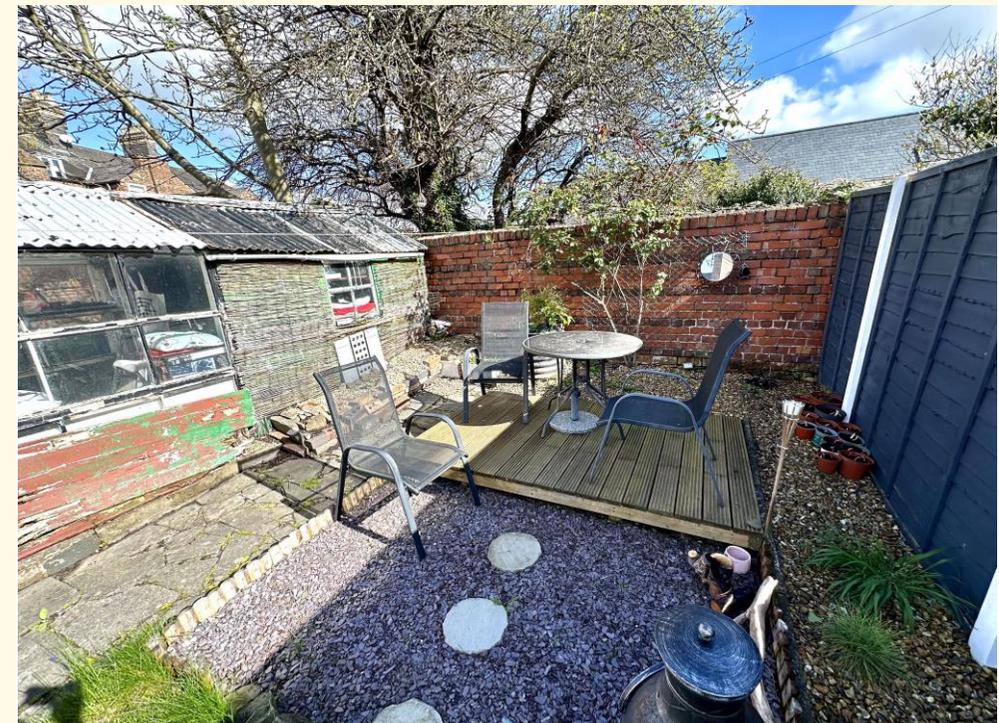
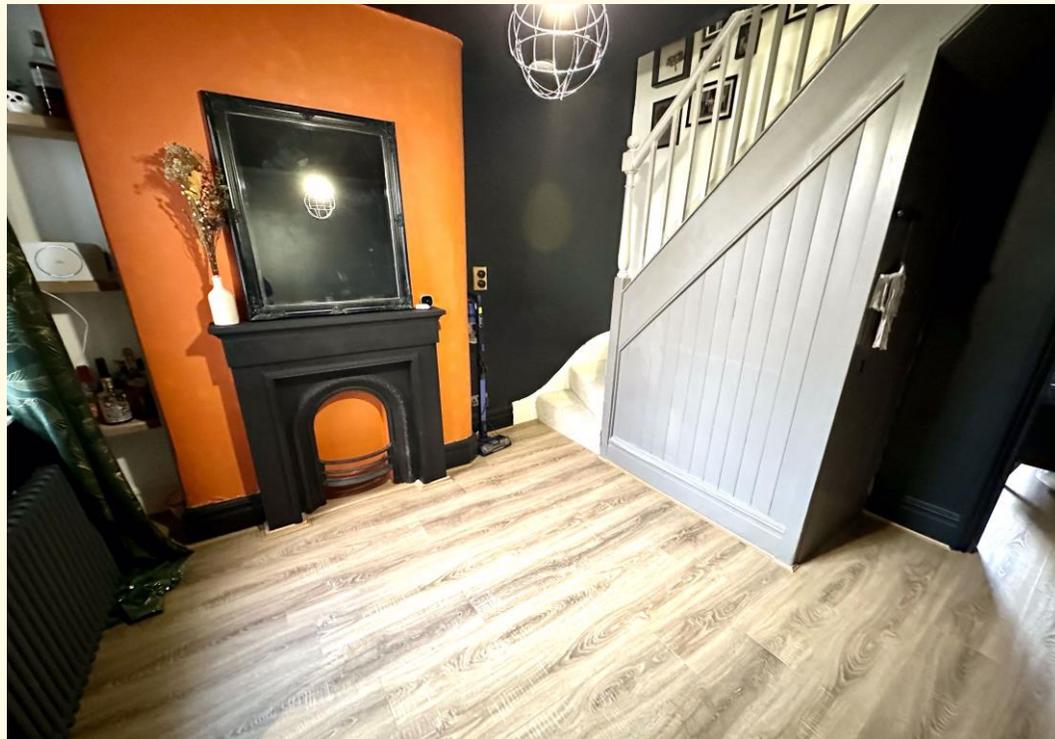
**Lean-to** 5' 9" x 5' 1" (1.74m x 1.54m)

**Cellar**

**Bedroom One** 11' 11" x 10' 9" (3.64m x 3.28m)

**Bedroom Two** 10' 9" x 8' 0" (3.28m x 2.45m)

**Family Bathroom** 9' 0" x 5' 1" (2.74m x 1.54m)







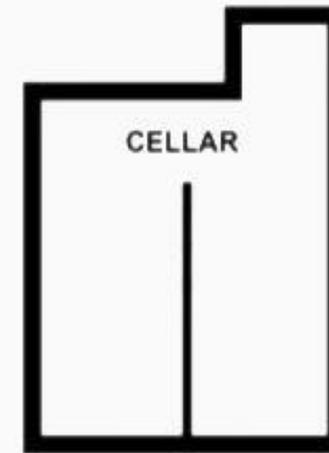
## GROUND FLOOR



## FIRST FLOOR



## BASEMENT



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp

### Energy performance certificate (EPC)

54, Tenby Street, Shrewsbury SY3 7PD	Energy rating <b>D</b>	Valid until: 10 June 2035
Property type Mid-terrace house	Certificate number: 0815-2809-7061-2490-7345	
Total floor area 62 square metres		

#### Rules on letting this property

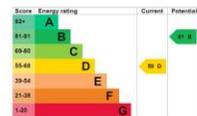
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

#### Energy rating and score

This property's energy rating is D. It has the potential to be B.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.