



SAMUEL WOOD

38 Adams Ridge, Sutton Park, Shrewsbury, Shropshire, SY3 7TZ

Asking Price £215,000



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With well presented accommodation, viewing is recommended of this two bedroom mid terrace property with the benefit of a recently installed and spacious conservatory to the rear. Located in this popular location, close to local amenities including a mini-supermarket, public house, newsagent, positioned on a bus route and take away facilities, also not far out of the town centre.

- Well Presented Terrace Bungalow
- Two Bedrooms
- Living/Dining Room
- Fitted Kitchen
- Impressive Conservatory
- Wet Room
- Gas Central Heating & Double Glazing
- Low Maintenance Gardens
- Close to Amenities
- EPC Rating C

### Entrance Door to:

### Living / Dining Room 17'3" x 11'3" (5.26m x 3.43m)

With carpet flooring, electric coal effect fire to marble hearth and decorative surround, radiator, storage cupboard, double glazed window to the front aspect

### Inner Hall

With radiator, access to roof space via pull down ladder (the boiler is located in the loft space), access to two bedrooms, wet room and kitchen.

### Kitchen 8'9" x 8'9" (2.67m x 2.67m)

Fitted with a modern range of cupboards and drawers to work surface areas, white sink with mixer tap, built-in double oven, electric hob with extractor hood, integrated washing machine and dishwasher, space for fridge/freezer, wood effect flooring, tiled splash areas, radiator, double glazed windows and door to the conservatory.

### Conservatory 17'8" x 4'7" (5.4m x 1.4m)

Recently installed and spanning the width of the property, of uPVC construction with full length French doors and side windows to the rear, further windows to the side, polycarbonate roof.

### Bedroom 1 10'3" x 10' (3.12m x 3.05m)

With carpet flooring, radiator and double glazed window overlooks the conservatory.

### Bedroom 2 9'3" x 8'3" (2.82m x 2.51m)

With wood effect flooring, radiator, double glazed to the front aspect.

### Wet Room

Comprising: WC, wash hand basin, heated towel rail and shelving, electric shower.

### Outside

The property is approached from Adams Ridge over concrete sloping pathway with brick wall to either side, gravel areas sit next to the walling for ease of maintenance.

### Rear Gardens

The garden provides easy maintenance with paved area adjacent to the conservatory and step up to the good sized patio area. There is a useful garden shed, perimeter fencing and gated access to the rear pedestrian access.

### Services at the property

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

Broadband Speed: Basic 8 Mbps, Superfast 80 Mbps & Ultrafast 330 Mbps

Flood Risk: Very low.

### Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

### Tenure

We understand the tenure is Freehold.

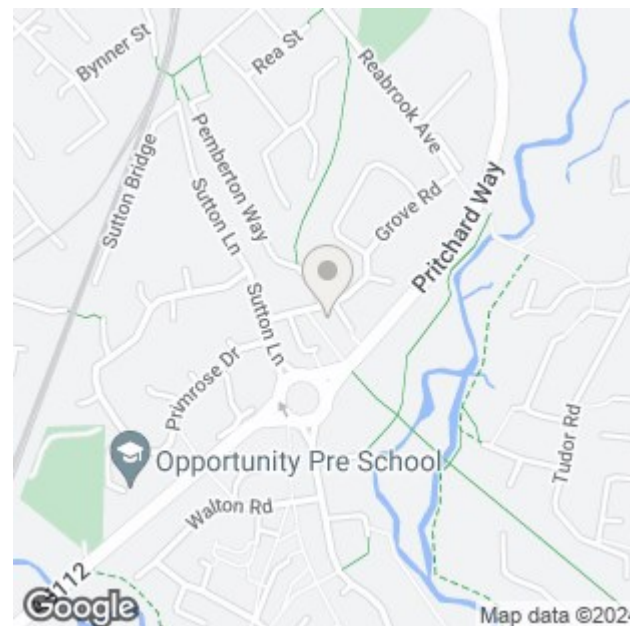
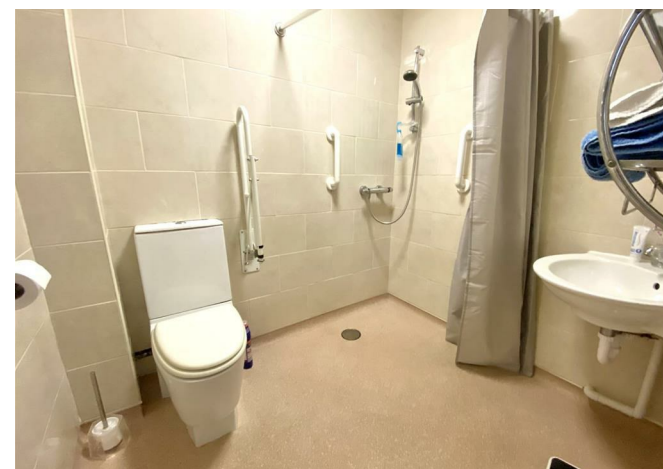
### Mortgage Services

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

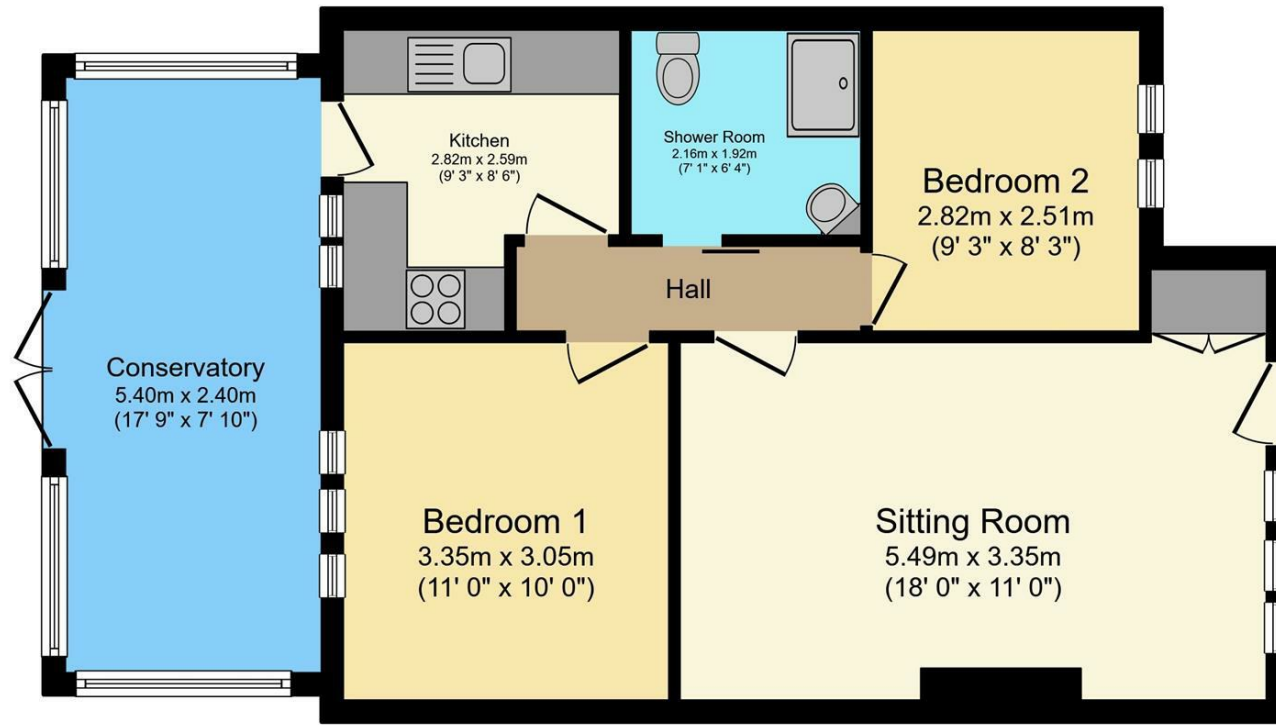
### Referral Fees

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.

These details are awaiting final approval and may be subject to some changes.



## Floor Plans



Floor Plan

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

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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