

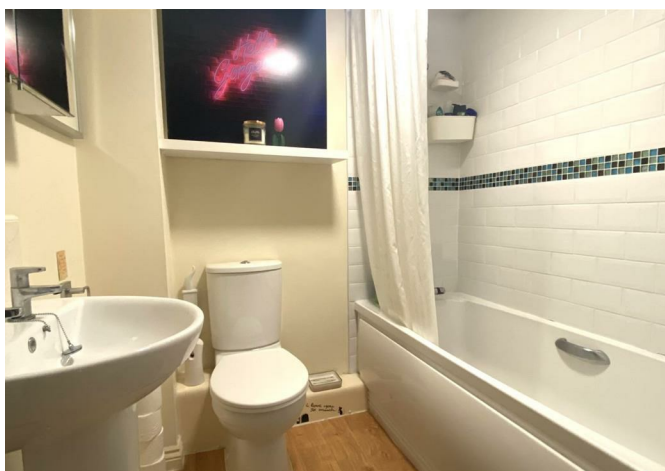


SAMUEL WOOD

32 Greenfields Gardens, Shrewsbury, Shropshire, SY1 2RN

Price Guide £225,000





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  B

Interior viewing is recommended of this stylish, modern three bedroom, two bathroom apartment, occupying a delightful first floor position with a Juliette balcony and French doors to overlooking the local area and with Shrewsbury Castle into the far distance. The apartment offers a convenient position on the edge of the Greenfields area, within walking distance of the town centre together with the train station and town centre facilities.



- Stylish First Floor Leasehold Apartment
- Three Bedrooms
- Bathroom & En-Suite Shower Room
- Open Plan Living, Dining Kitchen
- Juliette Style Balcony in the Living Area
- Allocated Car Parking
- Walking Distance to Town Centre
- Double Glazing & Electric Heating
- Viewing Recommended
- EPC Rating B

### Communal Ground Floor Entrance

With security system and staircase leading to the first floor apartment.

Entrance door to:

### Spacious Reception Hall

Airing cupboard enclosing the Tribune water system.

### Combination Living, Dining & Kitchen 21'7" x 15'5" reducing to 6'6" (6.6m x 4.7m reducing to 2m)

(overall measurements)

### Living Room Area

Built-in storage cupboards. Double glazed French doors to the wrought iron Juliette balcony with double glazed windows to either side.

### Kitchen Area

Presented in a contemporary Shaker style with range of cupboards and drawers to work surface areas and matching range of eye level cupboards. Integrated appliances include Lamona electric oven together with induction hob and cooker hood over, provisions for dishwasher and washing machine, space suitable for refrigerator, inset sink unit with mixer filler, double glazed window overlooking the gardens and views of Shrewsbury Castle in the distance.

### Bedroom 1 8'10" x 10'5" max (2.7m x 3.2m max)

Double glazed window and electric wall heater.

### En-Suite Shower Room

Comprising: shower cubicle, WC, wash hand basin.

### Bedroom 2 12'5" x 10'2" (3.8m x 3.1m)

Double glazed window and electric wall heater.

### Bedroom 3 6'6" x 11'9" (2m x 3.6m)

### Bathroom

Comprising: bath, shower to bath area, tiled splash areas, WC, wash hand basin.

### Greenfields Gardens

Is an attractive development of modern properties constructed Barratt Homes. The residential development has matured and is favoured by purchasers looking for contemporary and conveniently located accommodation. Our apartment is located on the fringe of the development, access is given to the car parking area to the rear. The complex has delightful communal gardens and ornamental railings.

### Allocated Car Parking Space

Designated number 32, also with a bike storage.

### Services at the property

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

Broadband Speed: Basic 13 Mbps, Superfast 80 Mbps & Ultrafast 330

Flood Risk: Very Low.

### Tenure

We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 155 years (128 remaining)

Ground Rent: tbc

Service Charges: tbc

### Local Authority

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

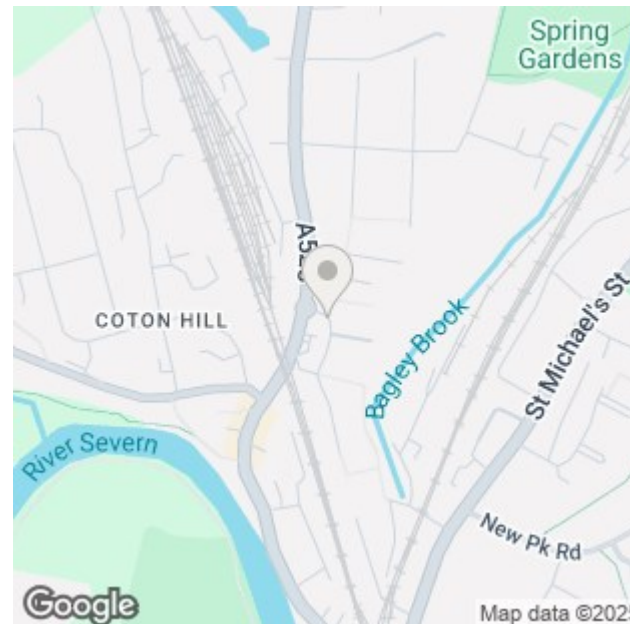
Council Tax Band: B

### Mortgage Services

We offer a no obligation mortgage service through our in house Financial Advisor. 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.





# SAMUEL WOOD

floor plan  
image to  
follow

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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

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