

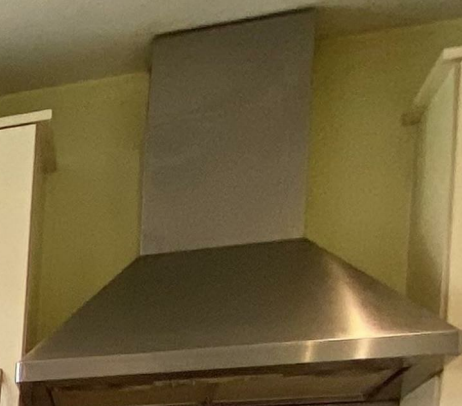


SAMUEL WOOD

100 Yew Tree Close, Spring Gardens, Shrewsbury, Shropshire, SY1 2US

Offers In The Region Of £250,000







# 100 Yew Tree Close

Spring Gardens, Shrewsbury, Shropshire, SY1 2US



- Stylish Three Bedroom Property
- Front Facing Living Room
- Three Bedrooms
- Mature Rear Garden
- Gas Central Heating
- Pleasing Cul-de-Sac Position
- Dining Kitchen with French Doors
- Two Bathrooms
- Driveway Parking & Garage
- EPC Rating C

Step into this home located in the embrace of a prime cul-de-sac position. Welcome to this spacious three-bedroom semi-detached property, offering comfort and style and awaiting your personal viewing opportunity. A mature garden provides an attractive backdrop to your everyday moments. The garage provides convenience while inside, gas fired and central heating, ensuring comfort throughout the seasons.

The double-glazed windows usher in natural light, illuminating the reception lobby and spacious front-facing living room, ideal for hosting gatherings or indulging in quiet relaxation. The dining kitchen beckons with French doors to the rear garden.

Ascend the staircase to the first-floor landing, where three bedrooms await. The master bedroom has an en suite shower room, the family bathroom invites moments of relaxation.

Conveniently located approximately one miles north of Shrewsbury town centre, this home offers the balance of suburban living and urban accessibility.

Early viewing is essential, schedule your viewing today.











## Directions

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

Broadband Speed: Basic 6Mbps, Superfast 80 Mbps & Ultrafast 1000 Mbps

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: C

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.

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





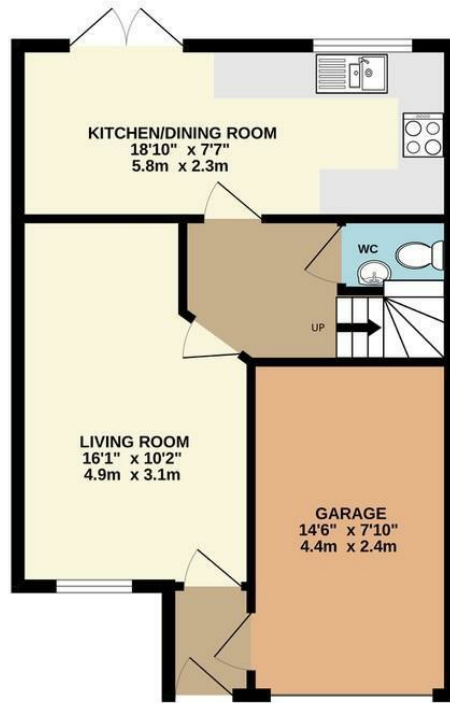




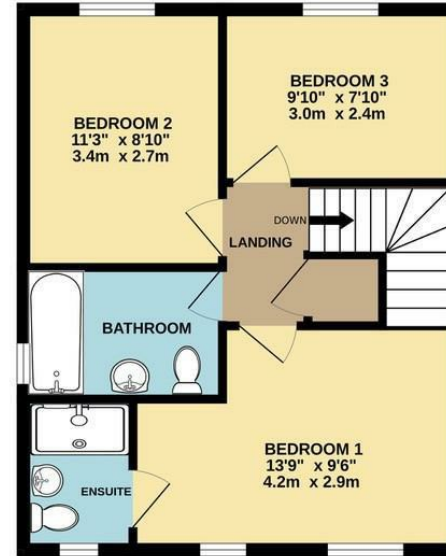


## Floor Plans

GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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