



SAMUEL WOOD

14 Mytton Lane, Shawbury, Shrewsbury, Shropshire, SY4 4JE

Offers In The Region Of £300,000



14 Mytton Lane

Shawbury, Shrewsbury, Shropshire, SY4 4JE



- Attractive Detached Bungalow
- Kitchen Overlooking The Rear Garden
- Two Spacious Bedrooms
- Private Driveway
- Fully Double Glazed
- Spacious L-shaped Living/Dining Room
- Refitted Shower Room And Separate WC
- Garage With Automated Door
- No Upward Chain
- EPC E

Samuel Wood is delighted to offer for sale this attractive two bedroom detached bungalow situated on the fringe village of Shawbury. 14 Mytton Lane is in a pleasant position, surrounded by lovely gardens and ample amenities. Shawbury village itself offers extensive facilities, including a doctor's surgery, shops, a garden centre and eateries.

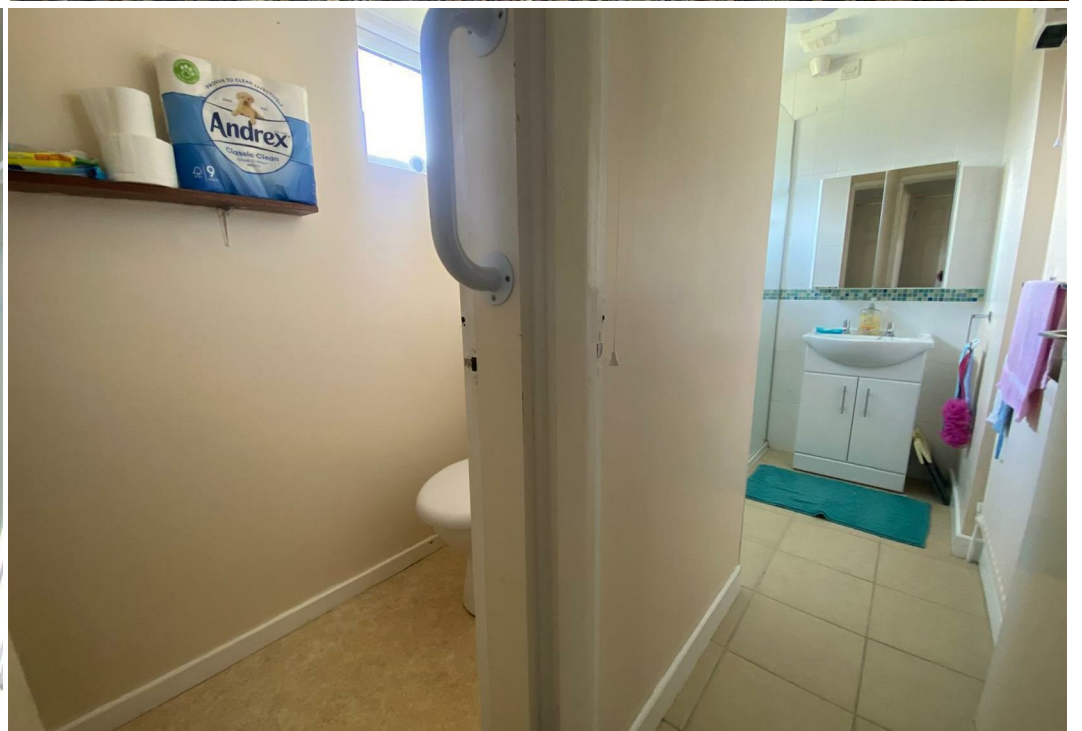
As you enter the property through the welcoming reception vestibule, you are greeted by a sense of homeliness. The spacious L-shaped living/dining room is perfect for relaxing or entertaining family with plenty of natural light. The kitchen is neatly appointed and overlooks the rear garden.

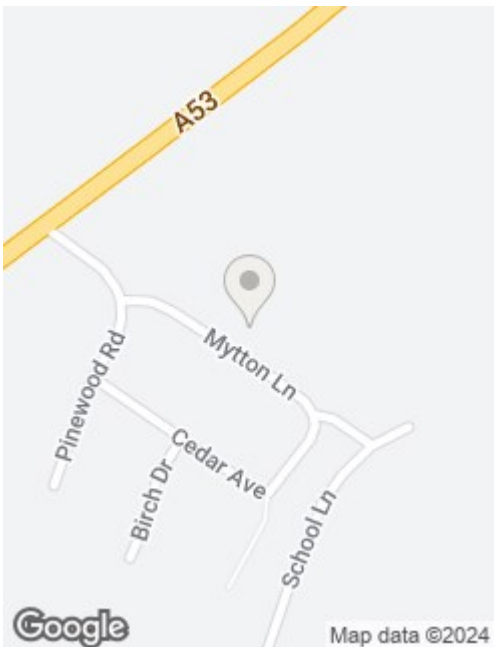
Moving through the hallway, you will find two generous bedrooms. The refitted shower room and separate WC provide modern amenities.

Step outside to discover the attractive gardens that adorn both the front and rear of the property, creating a serene outdoor space. A garage with an automated door offers secure parking and storage space.

This is an opportunity to purchase with no upward chain.







Directions

From Shrewsbury, head in the north easterly direction taking the A53 and continue until entering the village of Shawbury. Continue on the A53 passing through the village, until seeing the access to Mytton Road on the right-hand side. Continue, bearing left, the bungalow is located on the right-hand side as indicated by our for sale sign.

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

Broadband Speed: Basic 16 Mbps & Superfast 295 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

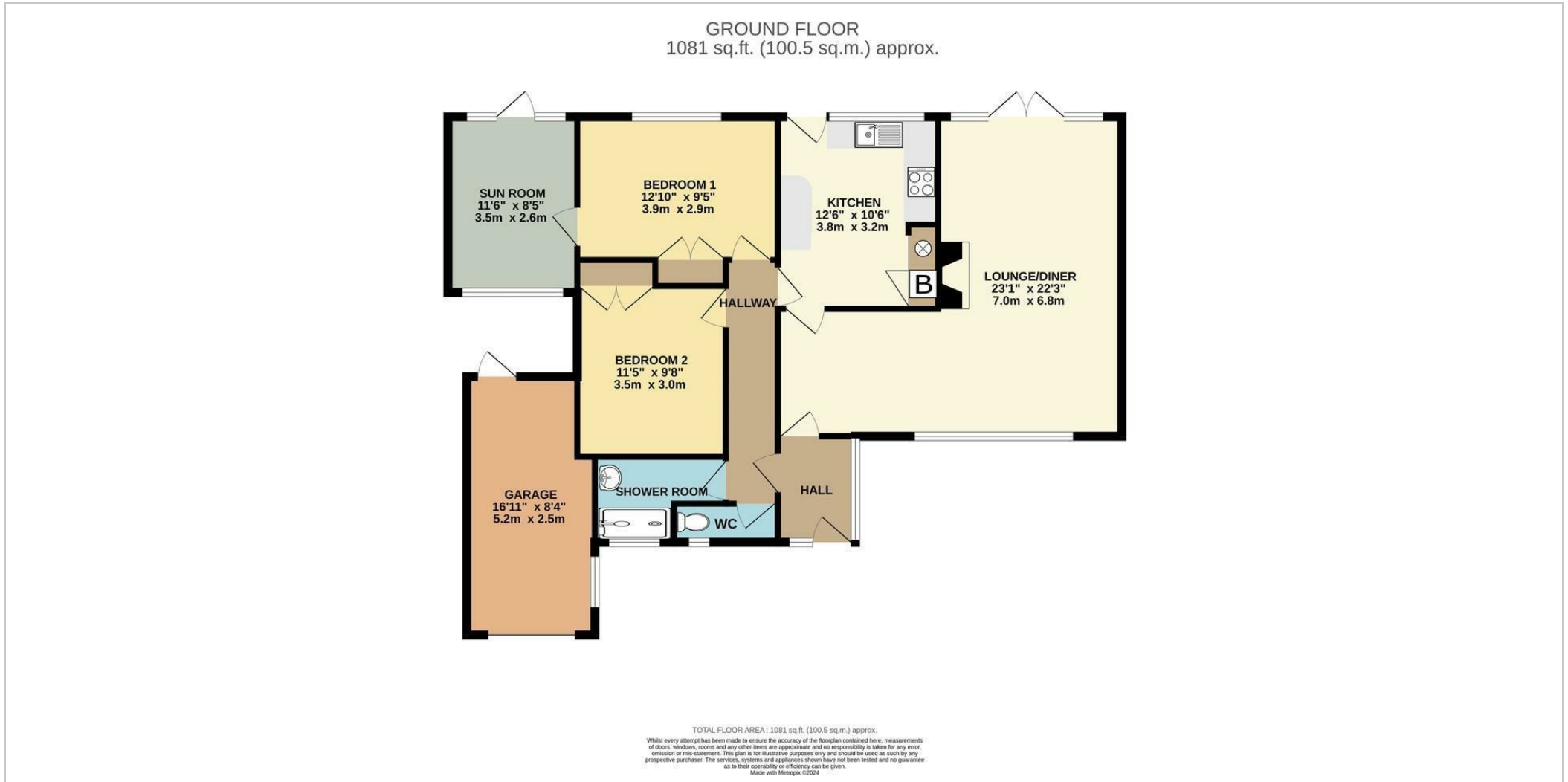
Council Tax Band: D

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.







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

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