



SAMUEL WOOD

28 Prestbury Green, Shrewsbury, Shropshire, SY1 3JX

Offers Over £160,000



This end terrace house occupies a pleasing position on Prestbury Green, located on the north side of Shrewsbury offering easy access to local amenities, schools, and transportation routes, making this an ideal choice for families as well as a perfect buy for investors. Contact Samuel Wood to book your viewing today.

- Three Bedroom End Terrace Property
- Living Room & Separate Dining Room
- Kitchen & Bathroom
- Enclosed Gardens to the Rear
- Gas Central Heating & Double Glazing
- Amenities & Road Links
- Near to Primary & Secondary Schools
- EPC Rating D

Access to the property via the pathway leading through the front garden which is laid to lawn with shrubs. As you enter the home, the reception hall provides access to the spacious living room, perfect for relaxation and family gatherings and also with a window and door to the rear garden giving the room plenty of natural light. The front-facing kitchen adjoins the dining room, making it an ideal space for entertaining which also has a door to the garden, access then to the lobby which has an additional door and window to the front.

Ascending to the first floor, you will find three bedrooms and bathroom, complete with a modern white suite, to ensure convenience and style, making daily routines a breeze.

The rear garden of 28 Prestbury Green features a combination of patio and lawn area. This enclosed space offers both privacy and versatility, ideal for al fresco dining, gardening, or simply enjoying the outdoors.

Agents Note

The property is currently occupied on a Shorthold Tenancy Agreement - the tenants would like to remain if an investor can be found.

Services at the property

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

Broadband Speed: Basic 16 Mbps, Superfast 271 Mbps & Ultrafast 1000 Mbps

Flood Risk: No risk.

Local Authority

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

Council Tax Band: B

Tenure

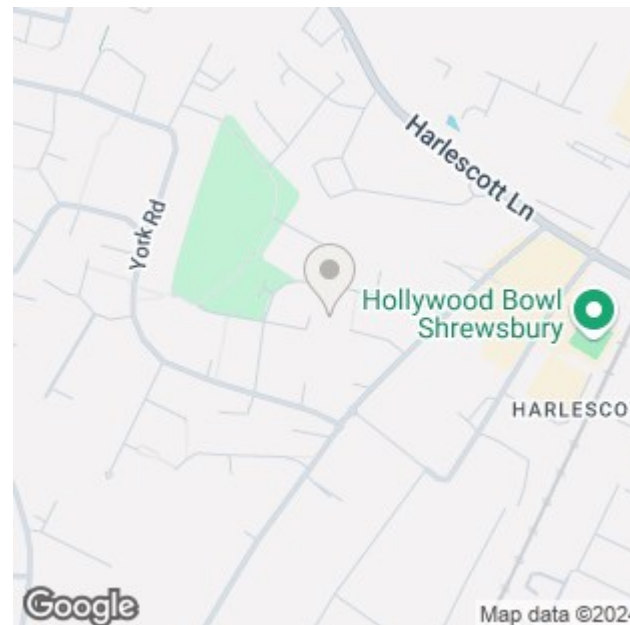
We understand the tenure is Freehold.

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.



Floor Plans



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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