



SAMUEL WOOD

49 Ellesmere Road, Shrewsbury, Shropshire, SY1 2QR  
Offers In The Region Of £275,000







# 49 Ellesmere Road

Shrewsbury, Shropshire, SY1 2QR



- Beautifully Presented Home
- High Specification Kitchen
- Private Rear Drive
- En-Suite Bathroom
- Gas Central Heating
- Full Renovation & Extension
- Garden Room
- Three Generous Sized Bedrooms
- Landscaped Garden
- EPC Rating E

Samuel Wood is delighted to offer for sale this beautifully presented home on Ellesmere Road in Shrewsbury. The recently renovated and extended property boasts a well designed layout with a high specification contemporary finish, complemented by a wonderfully landscaped rear garden and private rear parking space. Situated within walking distance of the town centre, close to shops, pubs, restaurants, useful road links and positioned in a desirable school catchment area. Viewing is highly recommended by the selling agent.

49 Ellesmere Road in Shrewsbury is a recently renovated and extended three-bedroom end-of-terrace house, showcasing modern design and high-quality finishes. On the ground floor, the property features a newly updated kitchen that seamlessly connects to a garden room. This garden room is highlighted by a roof lantern, which allows ample natural light to flood the space, and sliding glass doors that open onto a rear patio, creating an inviting indoor-outdoor living experience.

The first floor offers a well-appointed living area, complete with a media wall that serves as a focal point for the room. Adjacent to this is a cosy snug featuring a log burner, perfect for relaxing evenings. Throughout this level, oak flooring adds a touch of elegance and continuity to the space. Moving up to the second floor, you find two comfortable bedrooms and a separate shower room, all outfitted with new, high-spec fixtures and finishes, ensuring a luxurious living environment.

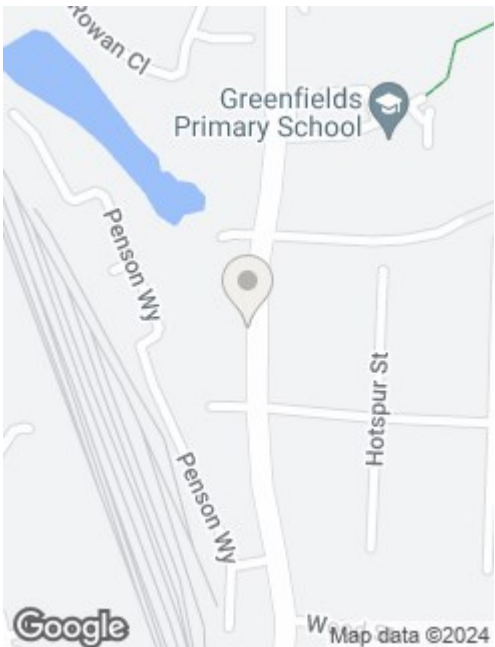
The third floor, situated in the attic, houses a spacious bedroom with a luxury en-suite bathroom. This bathroom is equipped with high-end amenities and the bedroom benefits from two Velux windows that bring in additional light, enhancing the airy feel of the space. Outside, the rear garden has been meticulously landscaped, offering a beautiful and functional outdoor area. It includes a workshop and a private driveway with space for one vehicle, combining practicality with aesthetic appeal. This property represents a blend of modern design, quality craftsmanship, and thoughtful layout, making it a highly desirable home.











## Directions

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

Neighbouring three properties have right of way access through the garden to empty bins.

Broadband Speed: up to 1139 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: B

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.

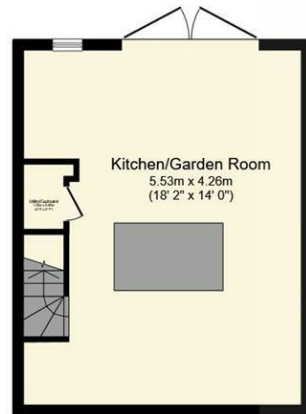




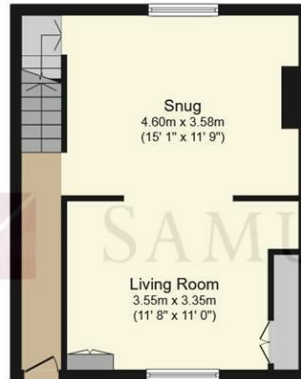




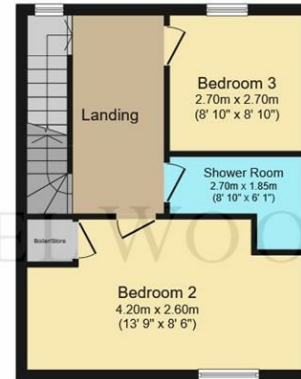




**Lower Ground Floor**  
Floor area 38.7 m<sup>2</sup> (416 sq.ft.)



**Ground Floor**  
Floor area 38.7 m<sup>2</sup> (416 sq.ft.)



**First Floor**  
Floor area 38.7 m<sup>2</sup> (416 sq.ft.)



**Second Floor**  
Floor area 21.7 m<sup>2</sup> (233 sq.ft.)

**TOTAL: 137.7 m<sup>2</sup> (1,482 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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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