



SAMUEL WOOD

21 Poplar Close, Spring Gardens, Shrewsbury, Shropshire, SY1 2UU

Offers In The Region Of £280,000



21 Poplar Close

Spring Gardens, Shrewsbury, Shropshire, SY1 2UU



- Spacious and Versatile Property
- Stylish Three Storey Accommodation
- Four Bedrooms & Two Bathrooms
- Gas Central Heating
- No Upward Chain
- Walking Distance to Town Centre
- Enclosed Rear Garden
- Stylish Kitchen, Living Room & Cloakroom
- Detached Garage & Driveway
- EPC Rating C

21 Poplar Close is a well-appointed four-bedroom semi-detached property located in Shrewsbury, conveniently within walking distance of the town centre and is being sold with NO UPWARD CHAIN. This stylish home is thoughtfully laid out across three floors, offering a spacious and practical living environment. Complemented by an enclosed garden, large driveway and detached garage. Viewing is highly recommended by the selling agent.

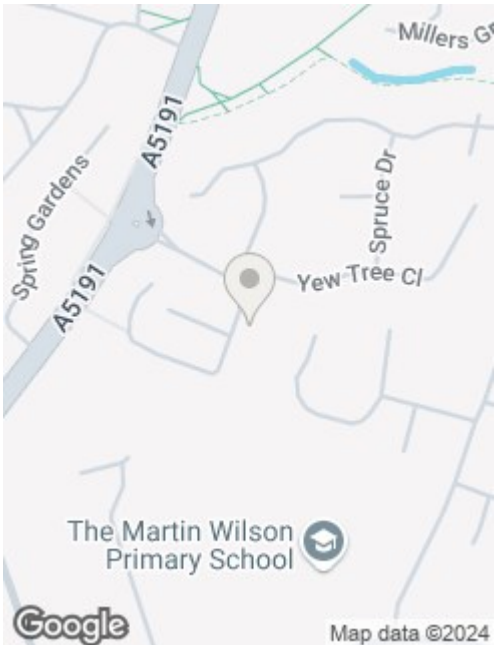
On the ground floor, you'll find a modern kitchen, a welcoming hallway, a convenient WC, and a comfortable lounge that opens onto a rear patio through double doors, perfect for indoor-outdoor living.

The first floor features two generously sized bedrooms, one of which benefits from a Juliet balcony overlooking the front of the property, adding a charming touch. This floor also includes a family bathroom, providing ample space for the household's needs. The second floor comprises two additional bedrooms, with one offering the practicality of an en-suite bathroom, enhancing the home's functionality and privacy.

Externally, the property boasts a detached garage equipped with power, along with a driveway that can accommodate up to three cars a rare asset in this area. A well landscaped garden offers a practical patio area, lawn and seating corner perfect for summer days. Additionally, the property is equipped with fibre to the premises broadband, ensuring high-speed internet connectivity. The house is being sold with no upward chain, making it an attractive option for buyers seeking a straightforward purchase process.







Directions

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

Broadband Speed: Basic 9 Mbps, Superfast 80 Mbps & Ultrafast 330 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Site Maintenance Fee: 2023 £143

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.

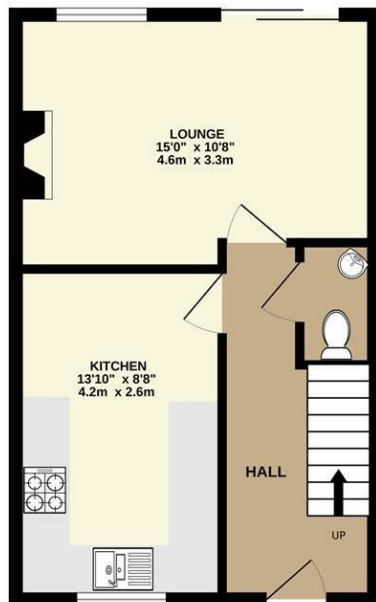
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



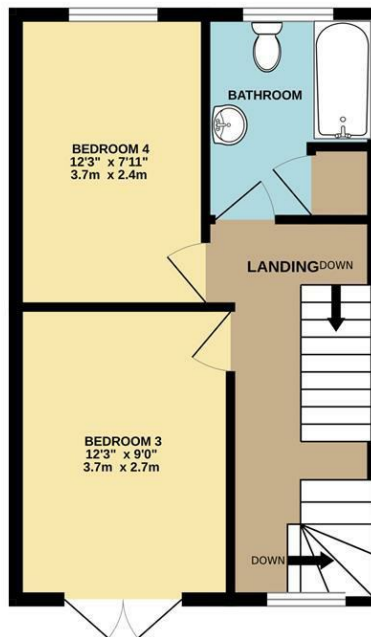


Floor Plans

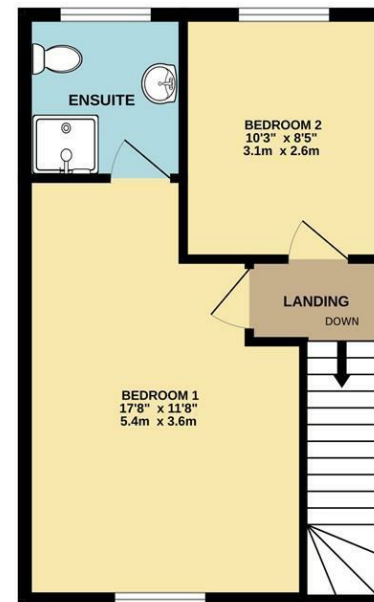
GROUND FLOOR
363 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



2ND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 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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