



SAMUEL WOOD

7 Riverside, Shawbury, Shrewsbury, Shropshire, SY4 4EJ

Offers In The Region Of £295,000



7 Riverside

Shawbury, Shrewsbury, Shropshire, SY4 4EJ



- Spacious Semi-Detached Property
- Living Room with Gas Fire
- Ground Floor Bathroom
- Three Good Sized Bedrooms
- Gas Fired Central Heating
- New Five Car Driveway
- Breakfast Kitchen & Side Seating Area
- Refitted High Spec Family Shower Room
- Large Rear Garden - Plot 0.17 Acre
- EPC Rating tbc

7 Riverside in Shawbury is a semi-detached property featuring a newly installed driveway with space for up to five cars. The home boasts an extensive landscaped garden extending to approx 0.17 acre and offers picturesque rural views from the front. Situated in the popular village of Shawbury, North Shropshire, the property benefits from a range of local amenities, including a doctor's surgery, shops, a garden centre, and various eateries, making it a desirable location for those seeking both convenience and a semi-rural setting.

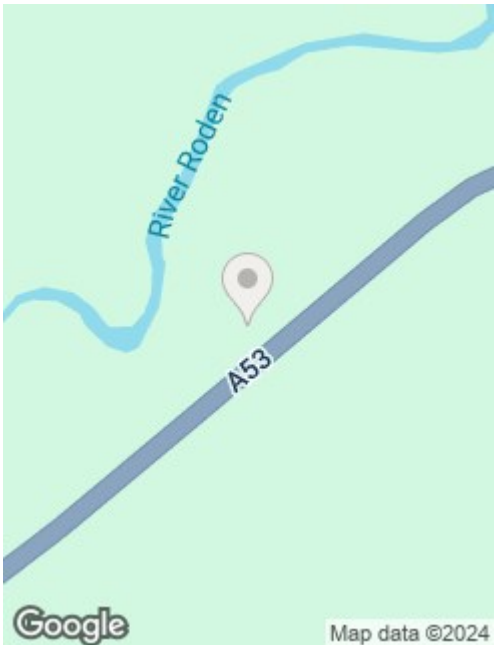
7 Riverside in Shawbury is a well-presented semi-detached home offering a comfortable and spacious layout. Upon entering the property, the reception hall leads to a generously sized living room with a working gas fireplace, perfect for creating a cosy atmosphere. The ground floor also features a spacious breakfast kitchen, ideal for family meals and entertaining. Additionally, there is a ground floor bathroom for convenience, with a utility and outside store (these could be made into one larger room approx 11' x 9') A unique feature is a covered side seating area, providing a lovely spot to relax regardless of the weather and has access to both the front and rear of the property.

The first floor comprises three well-proportioned bedrooms, each offering comfort and style. The one of the bedrooms benefits from a range of fitted wardrobes, maximising storage space while maintaining an elegant look. The family shower room on this floor has been recently refitted to a high specification, offering modern and luxurious amenities. The layout of the property ensures a practical yet stylish living environment, suited for families or those seeking ample space.

Outside, the property boasts a recently laid block paved driveway, offering parking for up to five cars. To the rear, an expansive area has a covered seating area with a pergola, perfect for outdoor dining or relaxation and a large storage shed, ideal for additional storage needs. Beyond a fence and archway lies the expansive rear garden, which is predominantly lawned and is surrounded by a combination of fencing, hedges and shrubs, providing privacy and a lovely outdoor space for gardening or leisure, the River Roden lies beyond.







Directions

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

Broadband Speed: Basic 4 Mbps & Superfast 53 Mbps

Flood Risk: No risk.

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

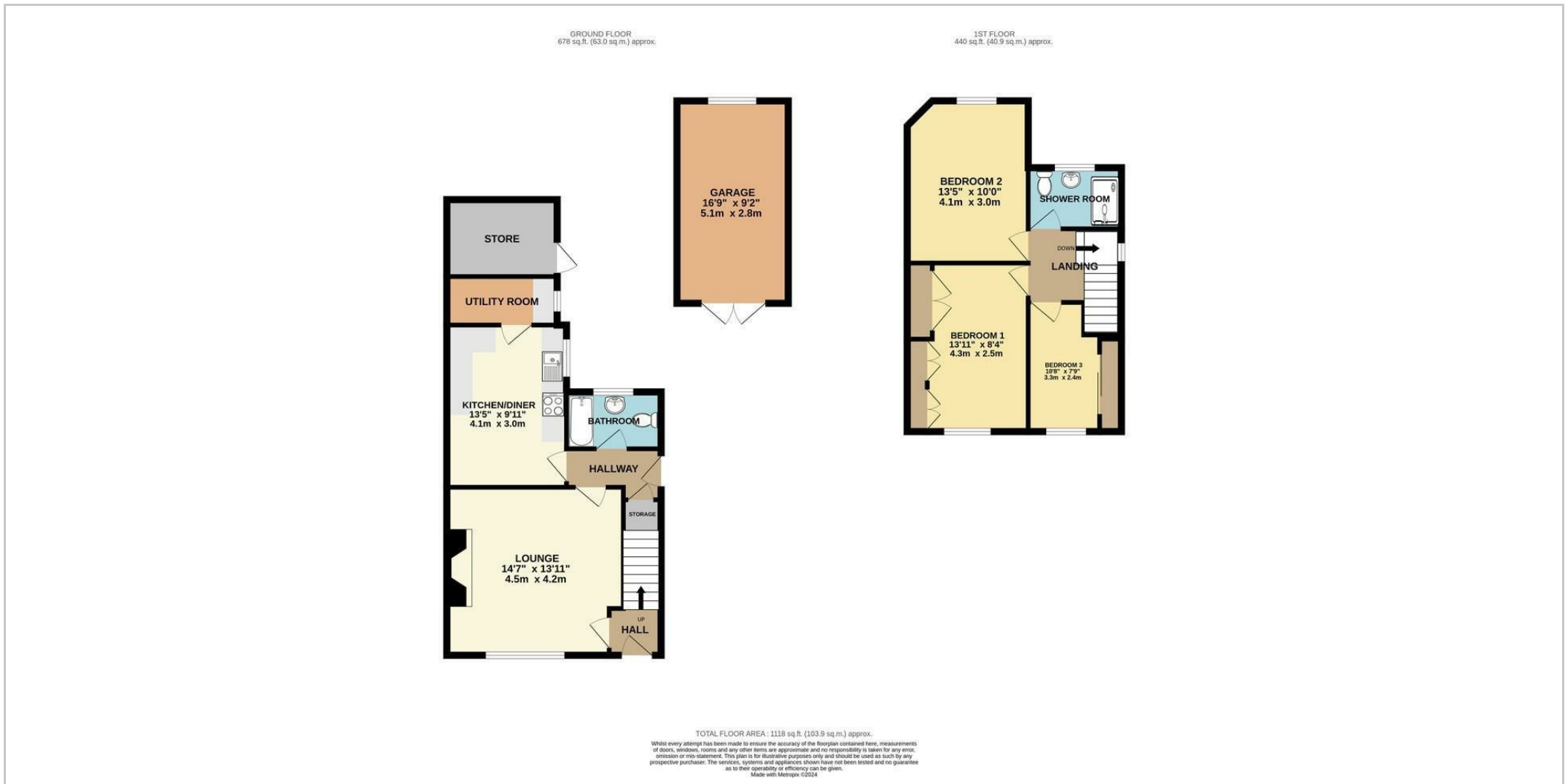
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.





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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