



SAMUEL WOOD

Cambridge Mews, Stonehurst, 24 Sutton Road, Shrewsbury, Shropshire, SY2 6DD

Asking Price £195,000



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Occupying a convenient location close to Shrewsbury town centre, this characterful and charming former coach house, boasts a delightful bright interior which needs to be viewed to fully appreciate. Cambridge is part of the Stonehurst establishment which was a former girls school. Local amenities are close on hand including, doctors surgery, public house, supermarket, post office and convenience stores as well as highly regarded schooling. Commuters will be pleased to know that easy access to the A5, M54 provide excellent road links to Telford, the West Midlands and beyond. Viewing is recommended.

- Charming Semi-Detached Cottage
- Two Ground Floor Bedrooms
- Ground Floor Shower Room
- First Floor Living/Dining Room
- First Floor Kitchen
- Electric Heating
- Personal Car Parking Space
- Residents Gardens
- Convenient Edge of Town Location
- EPC Rating F

Entrance Door to:

Reception Hall

An attractive area leading to the ground floor bedrooms and shower room.

Shower Room

Contemporary fittings comprising: walk-in shower, WC, wash hand basin, tiled splash areas, window to the side.

Double Bedroom 15'5 x 7'10 (4.70m x 2.39m)

An attractive room with window to the front elevation.

Single Bedroom / Office 11'6 x 5'5 (3.51m x 1.65m)

With window to the front.

From the reception hall, the staircase turns and ascends to the first floor accommodation, comprising the stylish living room/dining room and kitchen.

Living / Dining Room 15'5 x 13'7 (4.70m x 4.14m)

With sloping ceilings, window with delightful view into the far distance.

Kitchen 11'10 x 6'7 (3.61m x 2.01m)

With cupboards and drawers, provision for appliances, window to the side.

Outside

The property occupies an attractive courtyard position within the grounds of the Stonehurst building with a dedicated car parking space in the residents car park. There are attractive residents gardens and drying area to the side.

Services at the property

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

Broadband Speed: Basic 9 Mbps & Superfast 37 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

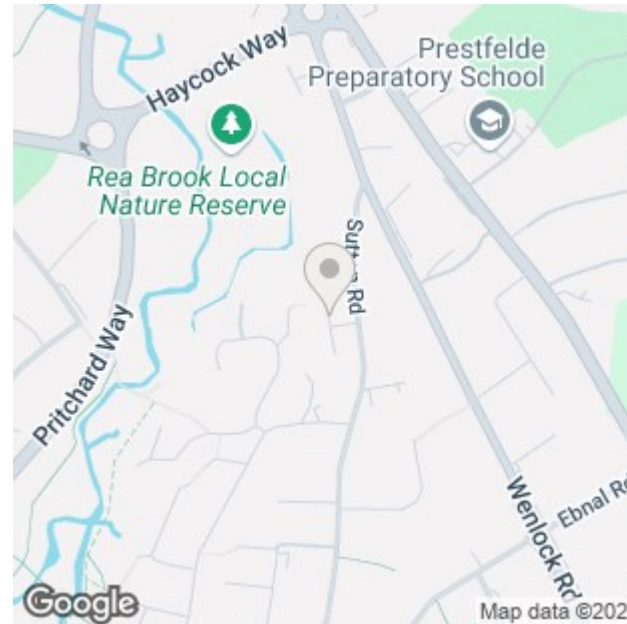
Council Tax Band: A

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

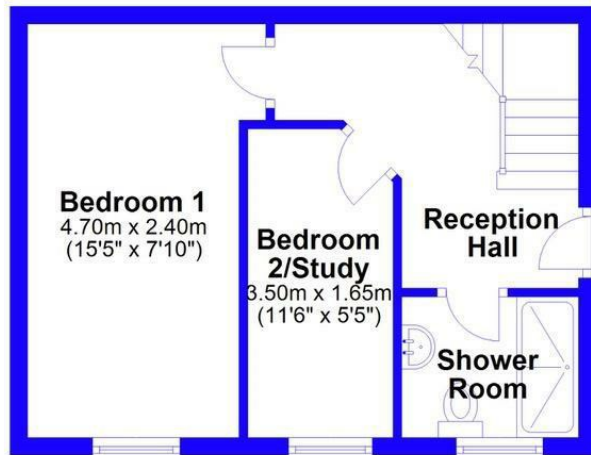
Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Floor Plans

Ground Floor

Approx. 29.4 sq. metres (316.1 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.1 sq. feet)



Total area: approx. 58.7 sq. metres (632.1 sq. feet)

Not to Scale
Plan produced using PlanUp.

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