



SAMUEL WOOD

80 St. Michaels Street, Shrewsbury, Shropshire, SY1 2HA

Asking Price £150,000



Samuel Wood is delighted to offer for sale this attractive opportunity on St. Michaels Street, a two bedroom terrace property comprised over three floors within comfortable walking distance of the town centre. This property boasts a well designed layout, generous living spaces and easy to maintain rear garden. Close to excellent local amenities including, shops, pubs, train station and useful road links, the ideal investment for those seeking a buy to let or small renovation project. Viewing is highly recommended by the selling agent.

- Two Bedroom Terrace Property
- Close To Town Centre
- Spacious Reception Room
- Two Generous Sized Bedrooms
- Enclosed Private Garden
- Investment Opportunity
- Ample Storage
- Contemporary Bathroom
- Electric Storage Heaters
- EPC Rating E

80 St Michael's Street in Shrewsbury is a charming two-bedroom terrace home located within walking distance of the town centre, offering convenience and easy access to local amenities. Spread across three floors, the property includes a low-maintenance rear garden, with outside storage cupboard ideal for those seeking an outdoor space that is simple to upkeep. On-street parking is available at the front, making it a practical option for residents.

The ground floor features a comfortable living room and a well-appointed kitchen, providing a cosy yet functional space for daily living. On the first floor, there is a generously sized double bedroom and a contemporary family bathroom, designed with modern fittings. The second floor hosts a larger double bedroom, complete with a Velux window that fills the space with natural light, as well as built-in storage, making excellent use of the available space.

This property presents a good investment opportunity, whether for potential buyers interested in flipping the house for resale or for those looking at a buy to let. With its central location and practical layout, 80 St Michael's Street is an attractive option for investors and homeowners alike.

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

Broadband Speed: Basic 22 Mbps & Superfast 75 Mbps

Flood Risk: Very Low.

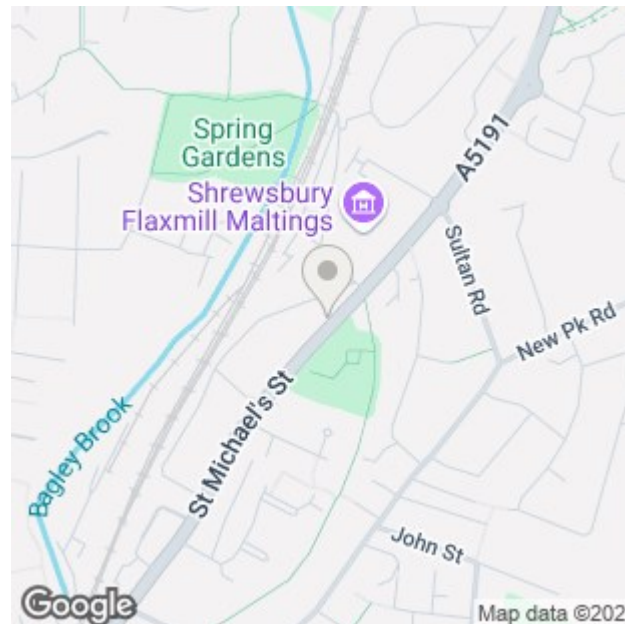
Tenure: We understand the tenure is Freehold.

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 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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

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