



SAMUEL WOOD

37 Ellesmere Road, Shrewsbury, Shropshire, SY1 2QR

Offers In The Region Of £225,000



37 Ellesmere Road

Shrewsbury, Shropshire, SY1 2QR



- Accommodation over Four Floors
- Three Generously Sized Bedrooms
- Spacious Reception Rooms
- Gas Fired Central Heating
- Close to Town Centre & Train Station
- No Upward Chain
- Recent Renovation
- Enclosed Rear Garden
- Double Glazing
- EPC Rating E

SELLING WITH NO UPWARD CHAIN Samuel Wood is delighted to offer for sale this well presented three bedroom end of terrace property on Ellesmere Road in Shrewsbury. The subject of a recent renovation it's well designed layout provides spacious contemporary living comprised over four floors, complemented by an extensive rear garden with a pleasant patio area. Positioned within walking distance of the town centre, close to shops, schools, pubs and useful road links. Viewing is highly recommended by the selling agent.

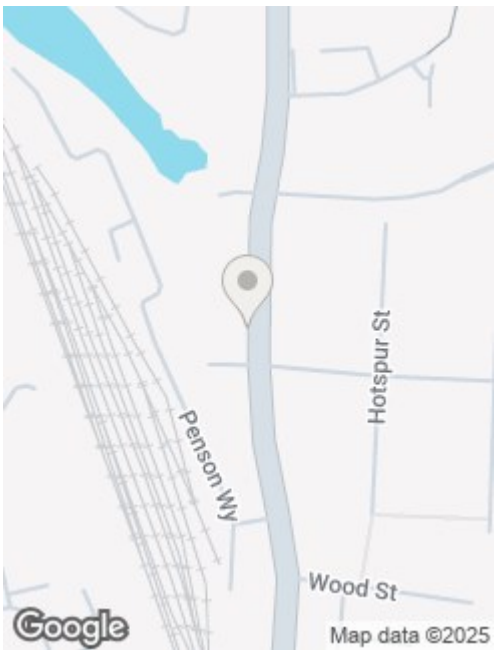
37 Ellesmere Road in Shrewsbury is a charming, recently renovated three-bedroom end-of-terrace property that spans four floors. Situated within walking distance of Shrewsbury's town centre, it provides easy access to local amenities while offering a comfortable, modern living space. The property combines contemporary updates with classic features, such as the feature fireplace in the ground-floor reception room. This spacious reception room, complete with new patio doors leading to the large, landscaped rear garden, creates a bright and inviting area for relaxation or entertaining.

The first floor of 37 Ellesmere Road houses the kitchen and a spacious open-plan living and dining room. The kitchen has been upgraded with a new flat roof, adding to the longevity of the recent renovations. The living and dining area offers ample room for gatherings, making it the heart of the home. The recent improvements, which include some newly installed double-glazed windows, contribute to a comfortable and energy-efficient environment throughout the property.

Upstairs, the second floor features two bedrooms and a family bathroom, providing convenient accommodation for family members or guests. The third floor is dedicated to a master bedroom that benefits from natural light through a Velux window. Externally, the property has received new guttering, downpipes, and a fresh render paint job at the rear, enhancing its curb appeal. With on-street parking at the front, this home blends classic architecture with thoughtful modern touches, making it a highly desirable residence in Shrewsbury.







Directions

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

Broadband Speed: Basic 11Mbps, Superfast 80Mbps & Ultrafast 1139Mbps

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.







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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