



SAMUEL WOOD

30 Sultan Road, Shrewsbury, Shropshire, SY1 2SR

Offers In The Region Of £190,000



# 30 Sultan Road

Shrewsbury, Shropshire, SY1 2SR



- Potential for Modernisation
- Three Bedroom Semi-Detached Property
- Generous Sized Garden
- Gas Central Heating
- Viewing Recommended
- Convenient edge of town centre location
- No Upward Chain
- Driveway with Off Road Parking
- Replacement Double Glazing
- EPC Rating C

30 Sultan Road is a three-bedroom semi-detached property located to north of Shrewsbury town centre. The home features gas-fired central heating and replacement double-glazed windows and boasts a generous-sized rear garden, off-road driveway and parking. The property is offered with vacant possession and presents an ideal opportunity for modernisation and improvement.

Upon entering, you are welcomed into the reception hall which leads to the living room, with a large double glazed window allowing ample natural light and views of the front garden. Access is then given to the breakfast kitchen with range of cupboards and drawers to the work surface area and includes the free standing cooker, window and doors overlook the generous rear sized garden.

The staircase from the hallway lead to the first-floor landing, providing access to three bedrooms and the wet room which is equipped with modern fixtures and provides practical functionality for the family.

Outside, the property is approached via the tarmac driveway which provides useful parking area and there is a low maintenance gravelled front garden. With a good sized garden to the rear with a shed and fencing to the sides.

This property is an excellent opportunity for those looking to add their personal touch through modernisation and potential.







## Directions

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

Broadband Speed: Basic 7 Mbps, Superfast 80 Mbps & Ultrafast 1000 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

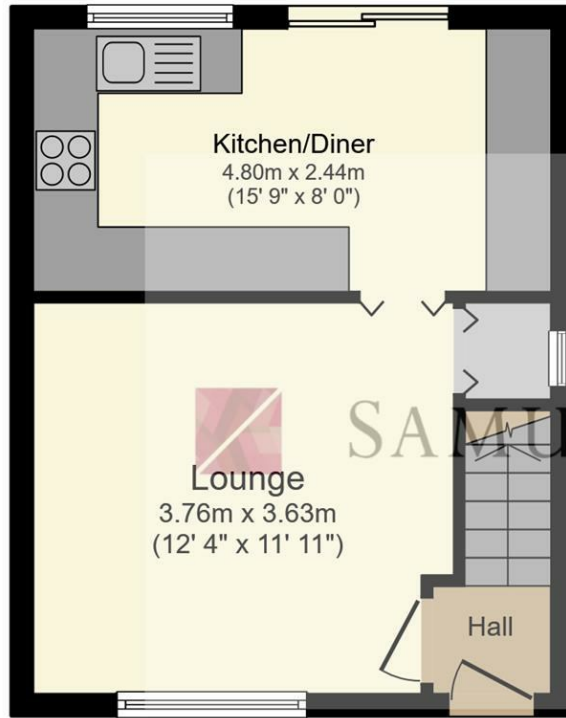
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.

These details are awaiting final approval and may be subject to some changes.

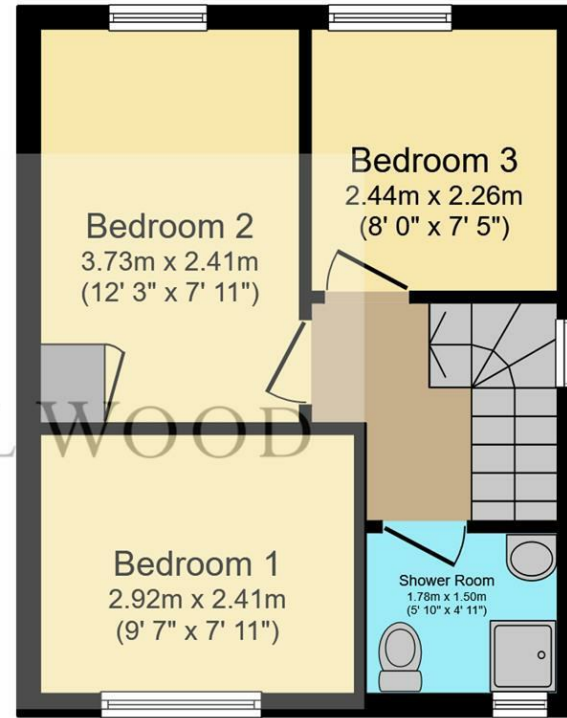






**Ground Floor**

Floor area 29.6 m<sup>2</sup> (319 sq.ft.)



**First Floor**

Floor area 29.6 m<sup>2</sup> (319 sq.ft.)

**TOTAL: 59.2 m<sup>2</sup> (638 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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