



SAMUEL WOOD

12 Mottershead, Shrewsbury, Shropshire, SY1 3PH

Asking Price £235,000







# I2 Mottershead

Shrewsbury, Shropshire, SY1 3PH



- Three Generous Sized Bedrooms
- Convenient Ground Floor WC
- Large Driveway
- Double Glazing
- No upward chain
- Spacious Reception Rooms
- Modern Wet Room
- Storage Garage
- Gas fired central heating
- EPC Rating C

Introducing this spacious, well appointed family home I2 Mottershead. Set on a desirable corner position this offers an blend practicality and potential. With ample off-road parking, a generous garden, and well proportioned living spaces, this home is ideal for families or investors. With its location, generous size, and scope for personalisation, this is an attractive purchase opportunity. Viewing is highly recommended contact us today to arrange yours!

Step inside to a welcoming reception hall, leading into a spacious living-dining room where the bay window fills the space with natural light. The kitchen is neatly appointed and offers both functionality and room to personalise. From here, a side entrance hall provides access to a convenient ground floor WC and an exterior door leading to the garden.

Upstairs, a spacious landing connects three well sized bedrooms. The master bedroom benefits from a front facing position, while the second double bedroom overlooks the rear garden, A third single bedroom offers flexibility as a home office, The wet room includes a WC, wash basin, and shower area for practicality and ease of use.

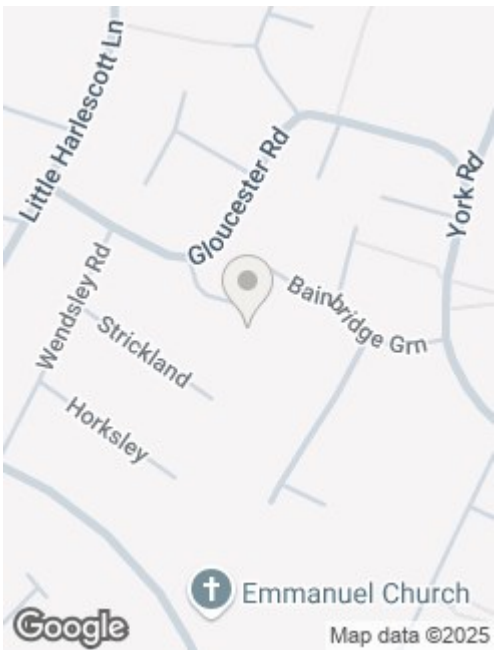
Externally, the property enjoys a generous plot with an extensive block paved driveway, offering parking for up to four cars, plus a useful storage garage. The front lawn adds to the home kerb appeal, while the mature rear garden features a patio and enclosed lawn ideal for relaxation.











## Directions

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

Broadband Speed: Basic 4Mbps, Superfast 80Mbps, 1800Mbps

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.



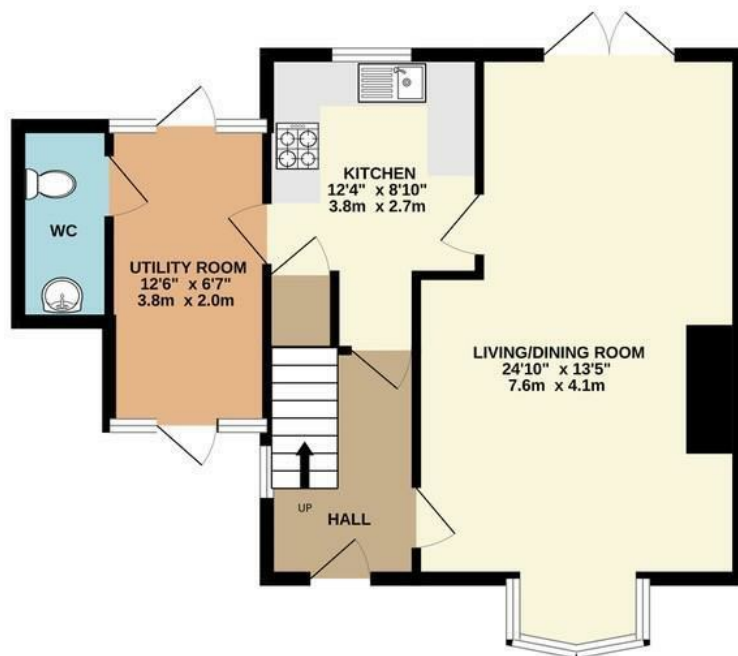




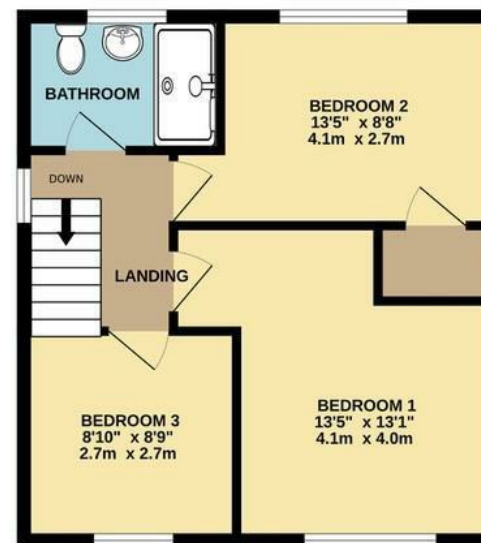


## Floor Plans

GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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