



SAMUEL WOOD

192 New Park Road, Shrewsbury, Shropshire, SY1 2SP

Asking Price £210,000







# 192 New Park Road

Shrewsbury, Shropshire, SY1 2SP



- Semi-Detached Bungalow
- Close To Town Centre
- Ample Storage
- PV panels for improved electricity efficiency
- Gas Fired Heating
- No Upward Chain
- Spacious Reception Room
- Two Generous Sized Bedrooms
- Enclosed Private Garden
- EPC Rating B

Viewing is highly recommended on this two bedroom semi-detached bungalow with great scope for improvement in a pleasant position within this popular residential area. The ideal investment for those seeking a buy to let or small renovation project. 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. Prime location within walking distance of the town centre and scenic routes along the River Severn.

Upon entering the property, the reception hall provides a welcoming introduction, offering access to the primary living areas. A spacious and bright living and dining area, ideal for both relaxation and entertaining. This room offers a comfortable and versatile layout, benefiting from a pleasant front-facing aspect. The functional kitchen is fitted with storage and workspace, leading seamlessly into the large conservatory at the rear. A generous conservatory provides additional living space, enjoying views of the private rear garden perfect for use as a sitting area, breakfast room, or hobby space.

The front facing double bedroom is well appointed with fitted furniture, offering plenty of storage. The rear facing bedroom is currently used as a dressing room, complete with built-in wardrobes and fitted storage, also homing the gas fired central heating boiler. A refitted shower room featuring a shower enclosure, WC, and washbasin.

The property benefits from a pleasant rear garden, which is enclosed and private, providing an excellent space to relax and enjoy the outdoors. A garage and carport provide secure parking and additional storage. To the rear of the garage, a useful exterior room with a radiator and power supply offers a versatile space, ideal for use as a home gym or office space.











## Directions

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

Broadband Speed: Basic: 6 Mbps Superfast: 80 Mbps Ultrafast: 1800 Mbps

Flood Risk: 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.

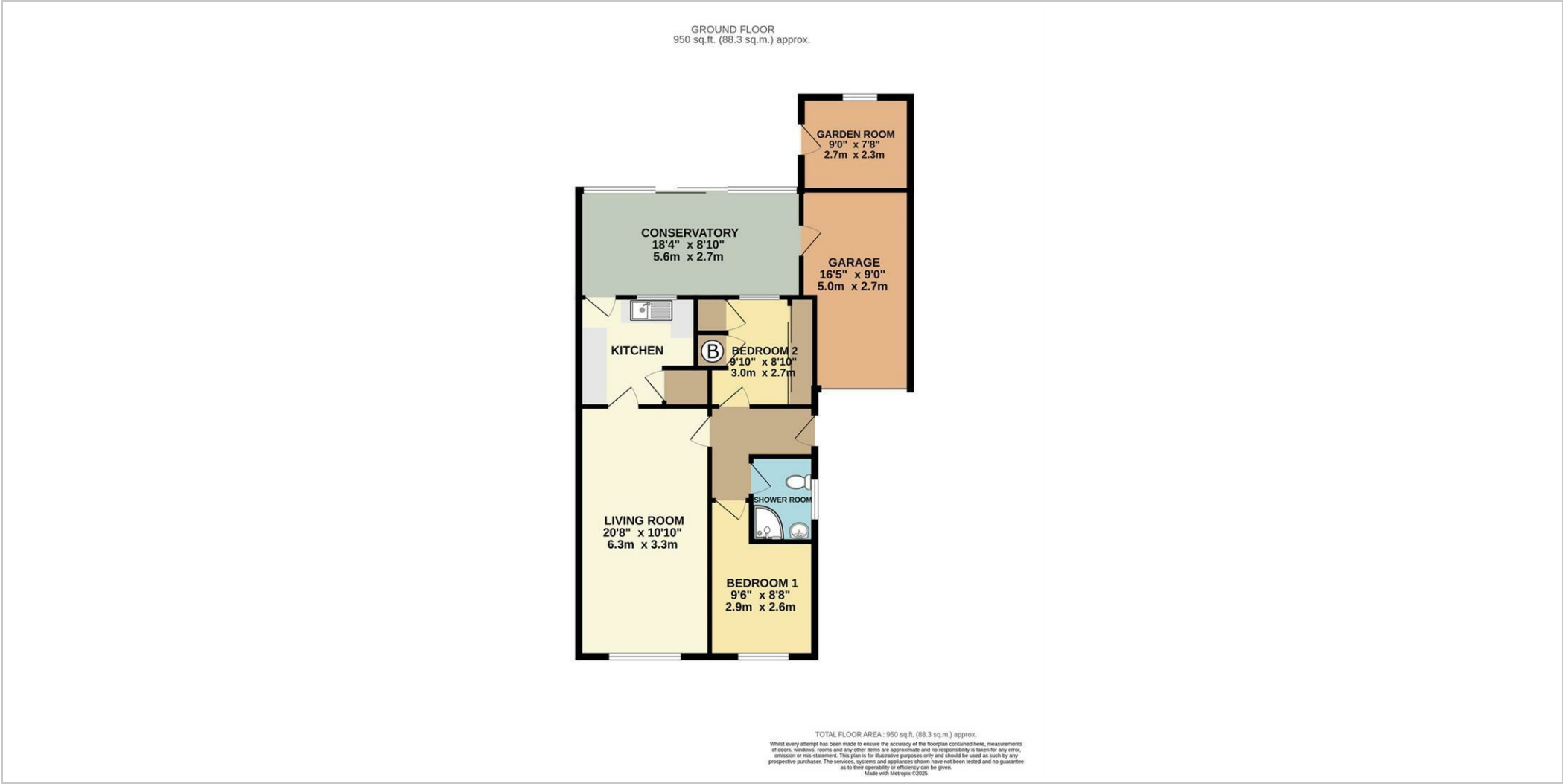
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.











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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