



SAMUEL WOOD

37 Roseway, Shrewsbury, Shropshire, SY1 4HN

Asking Price £230,000



37 Roseway

Shrewsbury, Shropshire, SY1 4HN



- Beautifully Presented Home
- High Specification Kitchen Breakfast Room
- Three Generously Sized Bedrooms
- Enclosed Rear Garden & Driveway
- Gas Central Heating
- Recent Renovation
- Characterful Sitting Room With Log Burner
- Contemporary Family Bathroom
- Spacious Garden Room
- EPC Rating D

Samuel Wood is delighted to offer for sale this beautifully presented recently renovated home on Roseway in Shrewsbury. The well designed layout boasts characterful yet contemporary spaces all complemented by an enclosed rear garden and two car driveway. Situated close to excellent amenities including shops, restaurants, pubs, retail park and practical road links. Viewing is highly recommended by the selling agent.

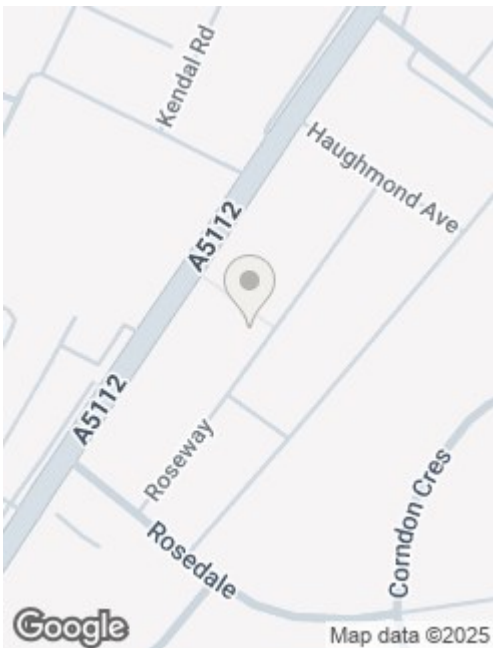
37 Roseway in Shrewsbury is a beautifully renovated three-bedroom terrace home that offers modern living with thoughtful details. The ground floor begins with a welcoming entrance hall that features built-in under-stairs storage. From here, you access the cosy living room, complete with a striking feature fireplace with a log burner, perfect for relaxing evenings. The heart of the home is the stunning, high-spec kitchen breakfast room, which boasts all built-in appliances and an integrated bin for convenience. This space flows seamlessly into the bright garden room, filled with natural light thanks to its sliding doors that open onto the rear patio, creating an ideal indoor-outdoor connection.

Upstairs, the property offers three well-proportioned bedrooms. Two of these are spacious double rooms, perfect for family or guests, while the third is a good-sized single room currently being utilised as an office, showcasing its versatility. The modern family bathroom is well-appointed and provides a comfortable space for everyday use, completing the upstairs layout with functionality and style.

Outside, 37 Roseway continues to impress with its easy-to-maintain rear garden, offering a combination of patio and greenery, ideal for entertaining or relaxing in private. The front of the property benefits from a two-car driveway, providing convenient off-road parking. This home is perfectly designed for modern living, combining practicality, style, and comfort.







Directions

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

Broadband Speed: Basic 16Mbps, Superfast 80Mbps & Ultrafast 1000Mbps

Results provided by Ofcom and correct at time of listing

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.



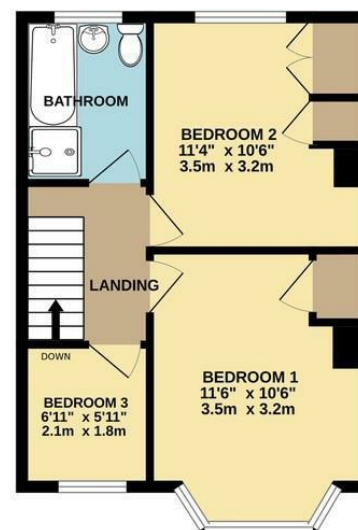


Floor Plans

GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq.ft. (84.2 sq.m.) approx.

While 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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