



SAMUEL WOOD

11a Wenlock Road, Shrewsbury, Shropshire, SY2 6JJ  
Offers In The Region Of £349,500







# 11a Wenlock Road

Shrewsbury, Shropshire, SY2 6JJ



- Beautifully Presented Family Home
- Open Plan Kitchen Diner
- Landscaped Garden & Generous Driveway
- Living Room With Log Burner
- Gas Central Heating
- Recent Renovation
- Three Well Proportioned Bedrooms
- Sought After Location
- Ample Storage Throughout
- EPC Rating D

Samuel Wood is delighted to offer for sale this beautifully presented family home on Wenlock Road in Shrewsbury. Occupying a desirable position the recently renovated property provides a well designed layout with contemporary yet characterful living spaces all complemented by a generous driveway and landscaped garden. Close to excellent amenities including pubs, shops, cinema, restaurants, walking distance of the town centre, within good school/college catchment and nearby to multiple practical road links. Viewing is highly recommended by the selling agent.

11a Wenlock Road is a beautifully presented three-bedroom semi-detached character home in the historic town of Shrewsbury. Recently renovated to a high standard, the property offers a warm and inviting ground floor layout, starting with a welcoming entrance hall. This leads into a charming living room featuring a log burner and dual aspect windows, allowing plenty of natural light. To the left of the ground floor there is a spacious, open-plan kitchen and dining area - perfect for entertaining and complete with modern fittings, a built-in storage cupboard/pantry and direct access to the garden.

Upstairs, the home continues to impress with three well-proportioned bedrooms that offer flexibility for family life, guests, or home working. Each room is tastefully finished, making the most of the natural light and newly renovated interiors. The contemporary family bathroom is stylish and practical, featuring modern fixtures and a clean, neutral palette that enhances the sense of space and comfort.

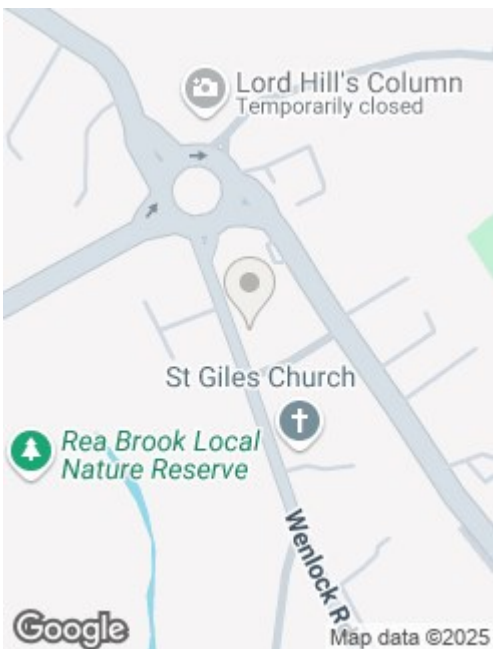
Externally, the property boasts a thoughtfully landscaped rear garden, ideal for relaxing or hosting during warmer months. The outdoor space is easily accessed from the kitchen diner, creating a seamless flow between indoor and outdoor living. At the front, a generously sized driveway provides off-road parking for multiple vehicles, adding convenience to the charm and character of this delightful home.











## Directions

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

Broadband Speed: Basic 13Mbps, Superfast 130Mbps & Ultrafast 10000Mbps

\*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: C

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.





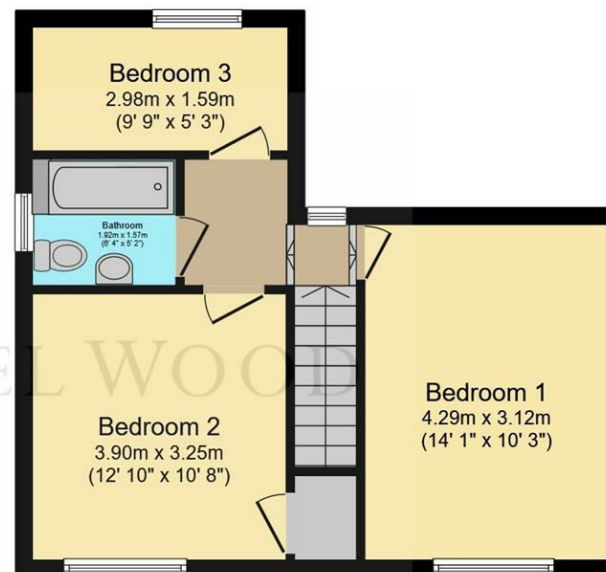








**Ground Floor**  
Floor area 42.0 sq.m. (451 sq.ft.)



**First Floor**  
Floor area 38.5 sq.m. (414 sq.ft.)

**Total floor area: 80.4 sq.m. (865 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](http://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

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