



SAMUEL WOOD

38 Sutton Bridge, Shrewsbury, Shropshire, SY3 7RT

Asking Price £200,000







# 38 Sutton Bridge

Shrewsbury, Shropshire, SY3 7RT



- Beautifully Presented Home
- Two Well Proportioned Bedrooms
- Ground Floor WC
- Gas Central Heating
- Garage & On Street Parking With Allocated Visitors Space
- Sought After Location
- Spacious Living Room
- Contemporary Bathroom
- Recent Internal Renovation
- EPC Rating C

Samuel Wood is delighted to offer for sale this beautifully presented end of terrace town house on Sutton Bridge, Shrewsbury. Occupying a desirably quiet location the property boasts a well designed layout, providing contemporary spacious living complemented by a garage, bin store and on street parking with an allocated visitors space to the rear. The subject of a recent internal makeover 38 Sutton Bridge is within walking distance of the town centre with ample amenities nearby including shops, pubs, restaurants, cafes, river walks, within good school catchment and practical road links. Viewing is highly recommended by the selling agent.

Situated just a short walk from Shrewsbury town centre, 38 Sutton Bridge is a modern two-bedroom end-of-terrace townhouse offering a blend of contemporary living and convenience. The property features an integral garage, an allocated visitor parking space in the car park to the rear, and additional on-street parking options. Its prime location provides easy access to local amenities, schools, and the picturesque Quarry Park, making it an ideal choice for professionals, small families, or investors.

The ground floor welcomes you with an entrance hall leading to a well-appointed kitchen, a convenient WC and a spacious living room that opens onto a Juliet balcony, allowing for ample natural light and a pleasant outlook. Upstairs, the home boasts two generously sized double bedrooms and a contemporary family bathroom, offering comfortable and stylish accommodation throughout.

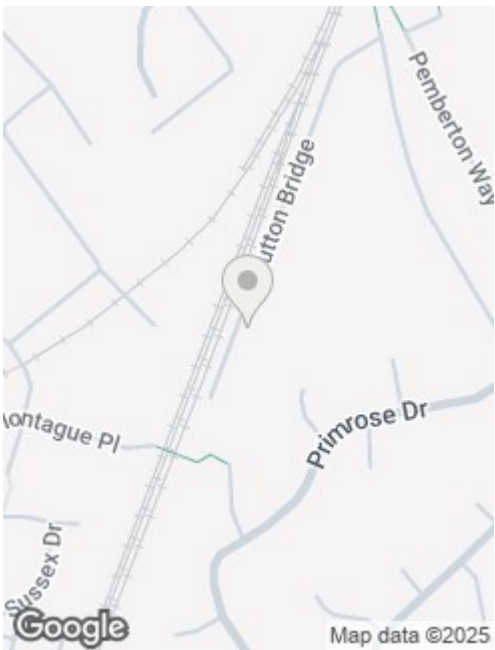
The property's combination of modern features, strategic location, and practical amenities underscores its appeal to discerning buyers seeking a harmonious blend of comfort and accessibility.











## Directions

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

Broadband Speed: Basic 14Mbps, Superfast 39Mbps & Ultrafast 10000Mbps

\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low

Tenure: Tenure: We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 182 years remaining

Service Charges: £1018.11 per annum

Ground Rent: £100 per annum

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.

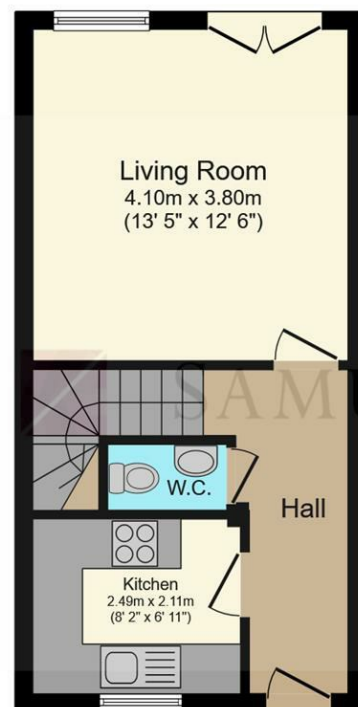
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





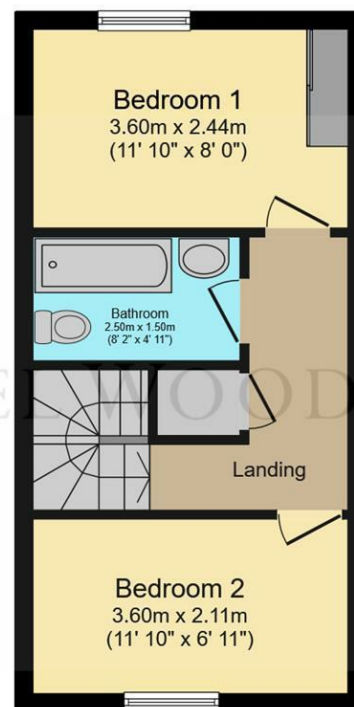






**Ground Floor**

Floor area 30.4 sq.m. (327 sq.ft.)



**First Floor**

Floor area 30.4 sq.m. (328 sq.ft.)

**Total floor area: 60.9 sq.m. (655 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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