



SAMUEL WOOD

13 Mytton Grove, Shrewsbury, Shropshire, SY3 8UF

Offers In The Region Of £425,000



# 13 Mytton Grove

Shrewsbury, Shropshire, SY3 8UF



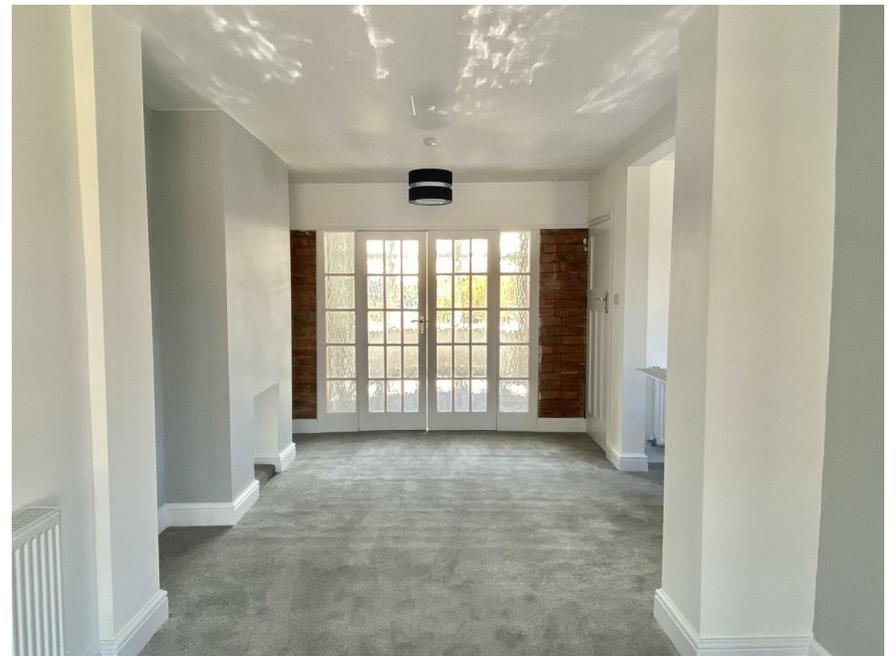
- Traditional, Semi-Detached Property
- Bay Fronted Living Room & Conservatory
- Three Bedrooms
- Good Sized Driveway
- New Gas Central Heating
- Recently Renovated with Modern Charm
- Open Plan Dining & Modern Kitchen
- Bathroom with Bath & Shower Cubicle
- Mature Rear Gardens
- EPC Rating D

Located in one of the area's most desirable cul-de-sacs, this beautifully renovated traditional home enjoys a prime position on an expansive plot, and a lovely mature garden and the charm of its original red brick rear perimeter wall. Mytton Grove presents an increasingly rare opportunity: a home that celebrates classic design while offering stylish, contemporary living – the ideal blend of heritage and modern convenience. Set behind a generous driveway offering ample parking, this striking property immediately impresses, the setting is peaceful, private, and family-friendly. Inspection is recommended at the earliest opportunity

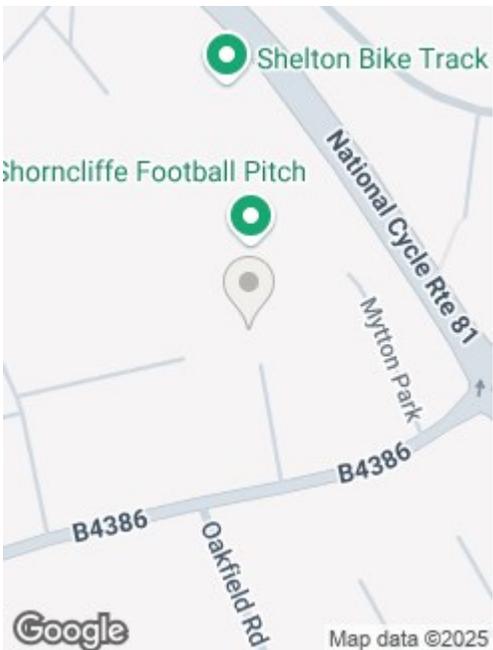
Step through the front door into a welcoming reception hall, a space that sets the tone for the property's seamless fusion of original detail and modern finish. With a guest cloakroom/WC neatly tucked away for convenience. To the front, the living room offers a sophisticated space with a feature bay window, the perfect place to relax or entertain. Continue through into the heart of the home, the stunning open-plan dining room effortlessly connects to the adjacent stylishly fitted kitchen. This space is both practical and eye-catching, with sleek cabinetry and a layout that flows. The conservatory is a sunlit room perfect for morning coffee or unwinding with garden views.

The original staircase complete with lovingly retained handrails, rises to a generous landing serving three well-proportioned bedrooms. Each room is tastefully finished, with an emphasis on light, comfort, and usability. The home is completed by a large contemporary bathroom with separate shower, recently fitted and designed with quality and style.

Outside, the rear gardens are a true highlight. Large, mature, and forming a number of areas of, patio, lawns, shrubberies and vegetables plot, also with the rare bonus of the original brick perimeter wall at the rear providing charm and privacy in equal measure. The driveway to the front and side of the house is of good size and has space to erect double garage subject to obtaining the required planning permission.







## Directions

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

Broadband Speed: Basic 5 Mbps, Superfast 100 Mbps & Ultrafast 10,000 Mbps  
\*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.





## Floor Plans



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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