



SAMUEL WOOD

The Old Stables, Bradford Street, Shrewsbury, Shropshire, SY2 5DP

Offers In The Region Of £425,000







# The Old Stables, Bradford Street

Shrewsbury, Shropshire, SY2 5DP



- Spacious and versatile detached home on generous plot
- Bright living room with patio doors
- ANNEXE with bedroom and shower room
- Contemporary shower room
- Gardens, carport, garage, and workshop
- Sought-after location near town and riverside walks plot
- Modern kitchen/dining room
- Three bedrooms upstairs
- Boarded loft space with ladder access
- EPC Rating D

The Old Stables on Bradford Street is a spacious, individual, and versatile detached property set on a generous-sized plot in a sought-after location. This unique home offers flexible living accommodation, including an ANNEXE AREA, a useful attic area and a garage with an adjoining workshop and plenty of outdoor space. Ideally situated close to scenic riverside walks and within easy reach of the town centre, this charming property combines character with convenience. Viewing is highly recommended by the selling agent.

The Old Stables on Bradford Street offers well-planned and versatile accommodation beginning with a entrance porch leading into a spacious reception hall. The living room is a bright and airy space, featuring patio doors that open onto the front garden, and a part-glazed door that leads into a stylishly refitted kitchen/dining room. Beyond this is a self-contained ANNEXE AREA comprising a sitting room, bedroom and modern shower room - a flexible space ideal for guest accommodation, extended family or potential further main living space.

Upstairs, the first floor hosts three well-proportioned bedrooms and a contemporary refitted shower room. From the landing, a loft ladder provides access to a useful and versatile boarded roof space, offering excellent storage or potential for further use, subject to any necessary consents.

Externally, the property is approached from traditional Bradford Street through gated access leading to a private driveway and a lawned front garden with mature plantings. This opens up to a generous carport measuring 30'3" x 9'.

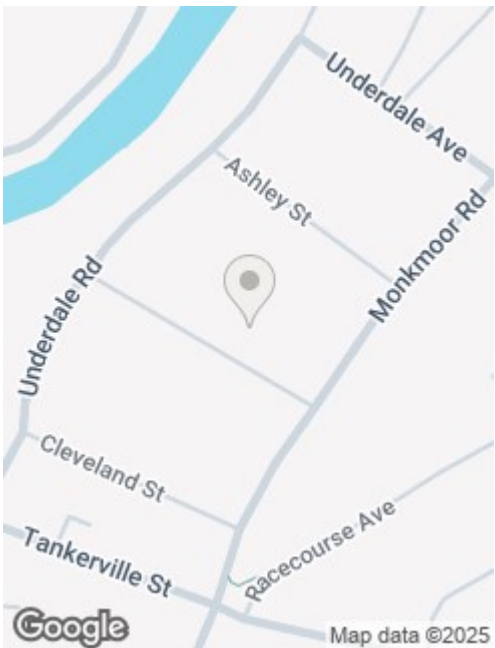
To the rear, a pleasant and enclosed garden includes a gravel area, further lawn, a patio space perfect for entertaining and a charming timber summer house. A brick-built garage with an adjoining workshop/store completes the outside space, ideal for hobbyists or additional storage.











## Directions

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

Broadband Speed: Basic 15 Mbps, Superfast 115 Mbps & 10,000 Ultrafast Mbps

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

Flood Risk: No Risk.

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: E

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.

These details are awaiting final approval and may be subject to some changes.













**Total floor area: 139.5 sq.m. (1,501 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

Tel: 01743 272710 | [shrewsbury@samuelwood.co.uk](mailto:shrewsbury@samuelwood.co.uk)