



SAMUEL WOOD

14 Shelton Road, Shrewsbury, Shropshire, SY3 8SS

Asking Price £365,000



14 Shelton Road

Shrewsbury, Shropshire, SY3 8SS



- Well Presented Family Home
- Extensive Plot, Driveway & Garage
- Spacious Reception Rooms
- Ground Floor Shower Room & Utility
- Gas Central Heating
- Three/Four Well Proportioned Bedrooms
- Meticulously Landscaped Gardens
- Contemporary Family Bathroom
- Highly Sought After Location & *Permission for Development Pending*
- EPC Rating D

Samuel Wood is delighted to offer for sale this well presented three/four bedroom family home on Shelton Road, Shrewsbury. Sat within an extensive plot the well designed accommodation provides spacious living combined with beautifully landscaped gardens large driveway and separate garage. Occupying a desirable cul-de-sac position the property is close to excellent amenities, within walking distance of Shrewsbury town centre, excellent school catchment including The Priory and close to practical road links. Viewing is highly recommended by the selling agent.

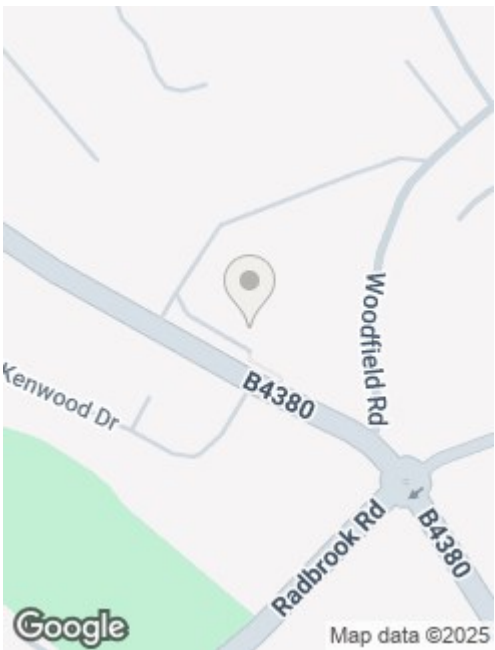
14 Shelton Road in Copthorne, Shrewsbury is an impressive 3/4-bedroom semi-detached home offering a blend of character, practicality and extensive outdoor space. Situated on a generous plot, the property features immaculately landscaped gardens to the rear, a spacious driveway to the front and a separate garage providing ample room for both relaxation and functionality. The house has been thoughtfully extended and modernised, making it ideal for families or those seeking flexible living arrangements.

The ground floor welcomes you with a recently improved porch that leads into a charming entrance hallway, full of character. From here, you access a bright and airy living room, a separate dining room with new double doors opening to the rear patio, and a well-appointed kitchen. Additionally, this floor benefits from a practical utility room and a modern shower room, enhancing everyday convenience without compromising on style or space.

Upstairs, the property boasts three well-proportioned bedrooms, a stylish contemporary family bathroom, and a separate WC. A standout feature of this home is the large converted loft on the second floor, which offers versatile use as a fourth bedroom or an additional reception room. This added space, combined with the home's pleasant interior and stunning gardens, makes 14 Shelton Road a unique and desirable residence in one of Shrewsbury's sought-after residential areas.







Directions

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

Broadband Speed: Basic 8Mbps, Superfast 80Mbps & Ultrafast 10000Mbps

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.

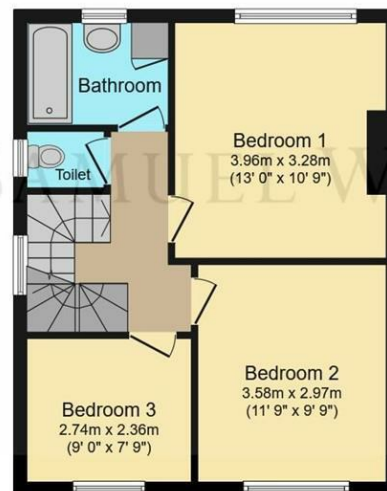
These details are awaiting final approval and may be subject to some changes.



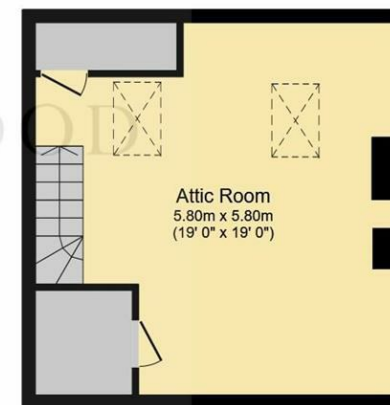




Ground Floor



First Floor



Second Floor

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

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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