



SAMUEL WOOD

44 Grange Road, Shrewsbury, Shropshire, SY3 9DF  
Offers In The Region Of £425,000







# 44 Grange Road

Shrewsbury, Shropshire, SY3 9DF



- Well Presented Detached Bungalow
- Open Plan Living Dining Room
- Spacious Conservatory
- Spacious & Versatile Attic Space
- Highly Sought After Location
- Landscaped Rear Gardens - Plot 0.21 Acre
- Two Generously Sized Bedrooms
- Kitchen & Utility Room
- Driveway & Detached Garage
- EPC Rating TBC

**\*NO UPWARD CHAIN\*** Samuel Wood is delighted to offer for sale this well presented detached two bedroom bungalow on Grange Road, Shrewsbury. Nestled within an extensive plot the property boasts a well designed layout with generous living spaces in a highly sought after location, all complemented by a meticulously landscaped gardens. Inside this lovely home, the attic has been converted to create a versatile space, suited for home office, hobbies area or further accommodation (subject to necessary consent). Situated close to excellent amenities including, shops, pubs, doctors surgery, a short distance to the town centre and within great school catchment and practical road links. Viewing is highly recommended by the selling agent.

44 Grange Road is a well presented two bedroom detached home situated on a substantial plot in one of Shrewsbury's most sought-after residential areas. The ground floor offers a thoughtfully arranged layout, starting with a welcoming entrance hall that leads to two well proportioned bedrooms and a modern family bathroom. The heart of the home is the spacious living/dining room, which flows seamlessly through double doors into a bright and airy conservatory, perfect for year round enjoyment. The kitchen is well equipped and includes a handy adjacent utility room with convenient side access to the property.

The first floor is dedicated to a generously sized attic space, offering excellent privacy and versatility for a potential home office, craft room or music room - maximising both floor space with natural lighting to add to the overall comfort and appeal of the property.

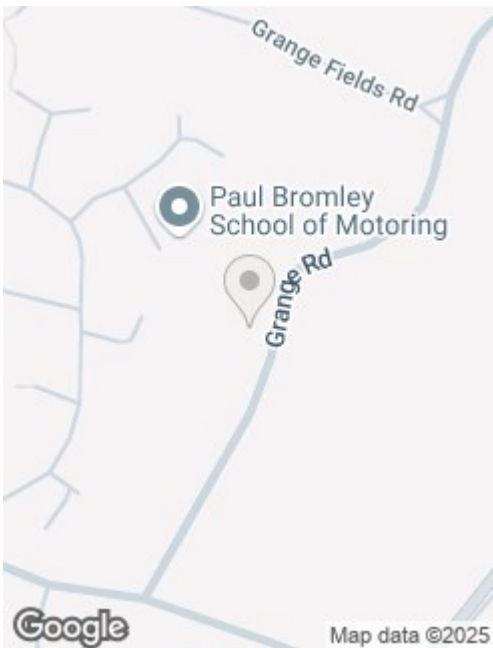
Externally, 44 Grange Road boasts a standout plot, with an extensive landscaped rear garden offering a tranquil outdoor retreat ideal for entertaining, gardening or family activities. The property includes a detached garage and a large multi-vehicle driveway, providing ample off-road parking. Its prime location in Shrewsbury enhances its appeal, combining peaceful surroundings with close proximity to local amenities, schools, and transport links.











## Directions

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

Broadband Speed: Basic 8Mbps, Superfast 68Mbps & Ultrafast 10,000Mbps

\*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: D

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.













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floor plan  
image to  
follow

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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