



SAMUEL WOOD

5 Brickfield House, The Mount, Shrewsbury, Shropshire, SY3 8RL

Offers In The Region Of £155,000



5 Brickfield House, The Mount

Shrewsbury, Shropshire, SY3 8RL



- Top-floor apartment in a desirable residential area
- Bright reception hall with modern finishes
- Smart, practical galley kitchen
- Immaculate, reappointed shower room
- Walking distance to town centre and transport links
- Stylish, low-maintenance living with elevated outlook
- Spacious living/dining area with garden views
- Two generous double bedrooms
- Allocated parking space & communal gardens
- EPC Rating E

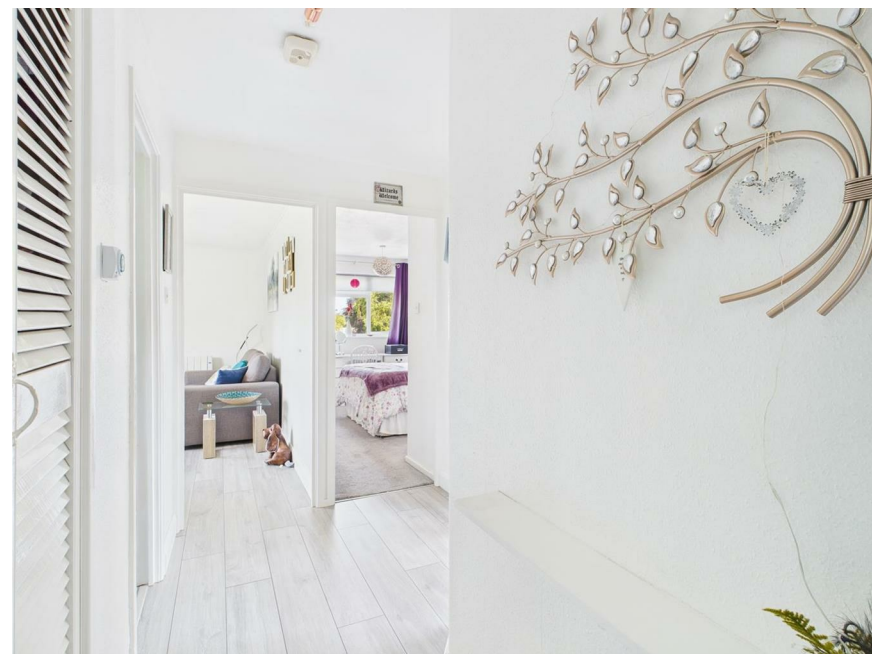
Brickfield House – A Stylish Top-Floor Apartment in a Prime Residential Setting. Located within one of the area's most desirable and established residential enclaves, this improved second-floor apartment offers a rare opportunity to enjoy elegant, low-maintenance living with an elevated outlook to the front aspect. Thoughtfully arranged and tastefully appointed, the apartment delivers stylish, well-balanced accommodation, ideal for professional couples, first time buyers or buy-to-let investors seeking turnkey quality. This is a superb opportunity to secure a quality home in a sought-after area, with minimal ongoing maintenance and a high standard of finish throughout. Viewing is highly recommended to fully appreciate the lifestyle, setting and proportions of this exceptional top-floor residence.

Step into the welcoming reception hall, where light tones and clean lines create a calm and contemporary introduction. The heart of the home is the dining and living room, a generous and flexible space designed for modern lifestyles. Expansive windows frame pleasant aspects over landscaped communal grounds, inviting both relaxation and entertaining in equal measure. The galley kitchen area is smart and practical which is nicely appointed.

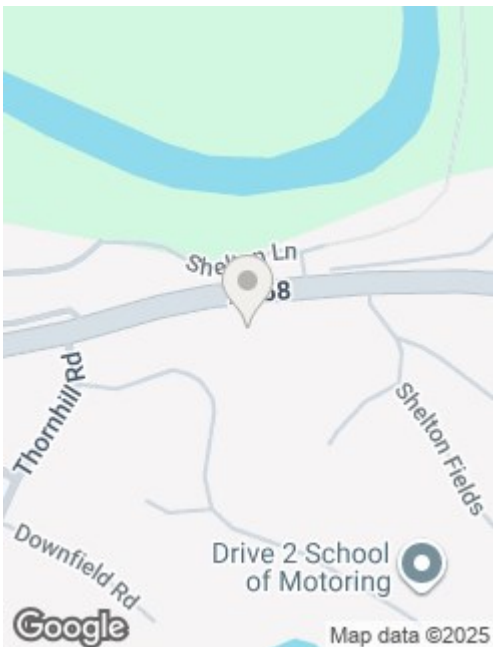
Two excellent double bedrooms provide ample space for rest and storage. The principal bedroom is particularly notable for its proportions and natural light. The recently refitted shower room is immaculately presented, completes the internal layout.

Outside, the property benefits from an allocated parking space (numbered no 5), with further designated visitor parking and neatly kept communal gardens.

Brickfield House enjoys a convenient location, within reasonable walking distance of the historic county town centre, offering an enviable blend of tranquillity and accessibility. Independent shops, eateries, cultural amenities and essential services are all within easy reach, together with excellent transport links by road and rail.







Directions

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

Broadband Speed: Basic 17 Mbps & Ultrafast 1800 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

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: 125 years from 15/2/2009 - 107 years remain.
Service Charges & Ground Rent: £660 PA
Next Ground Rent Review Period: tbc

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

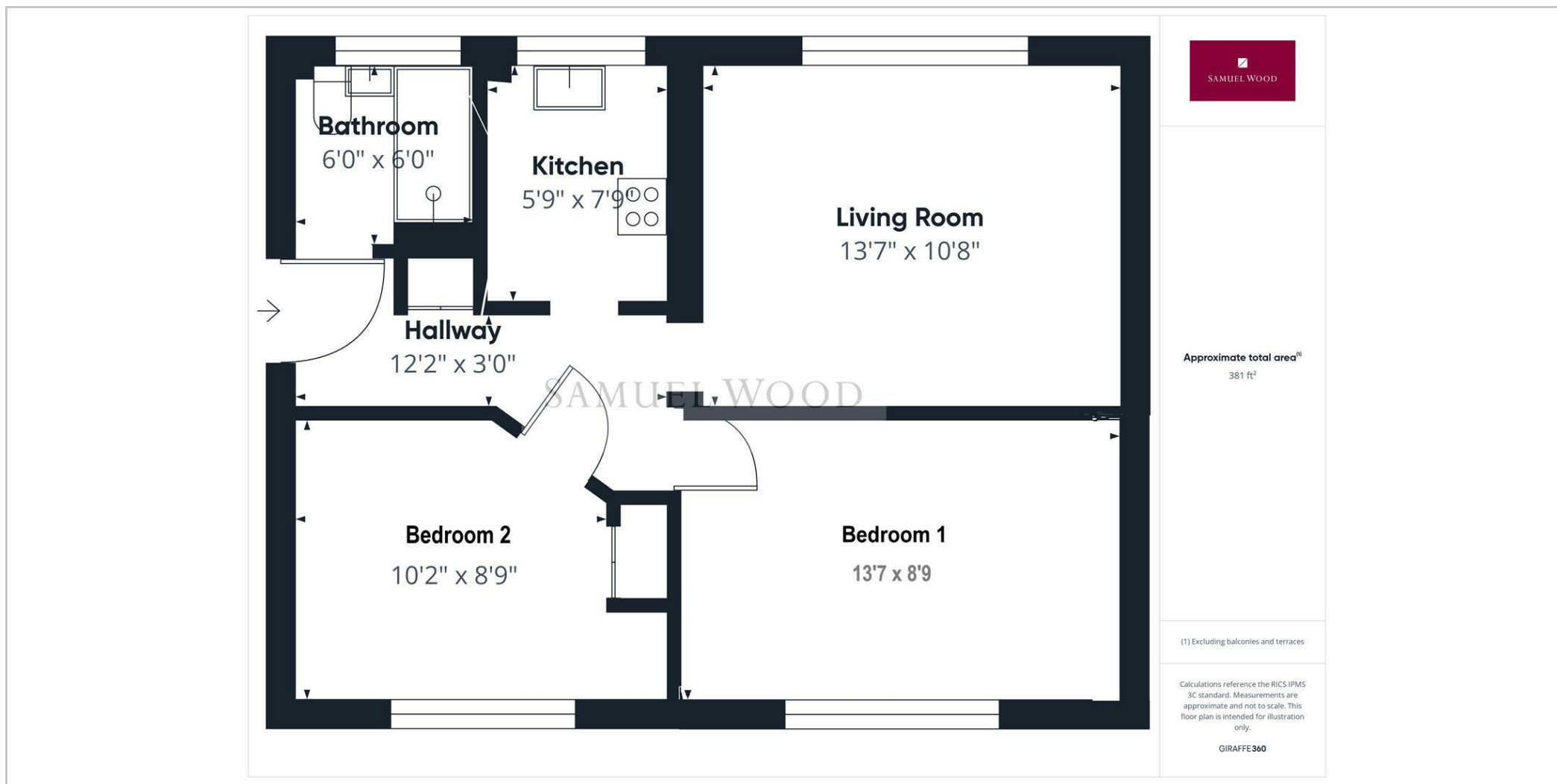
Council Tax Band: A

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.







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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