



SAMUEL WOOD

60 Greenfields Gardens, Shrewsbury, Shropshire, SY1 2RN

Offers In The Region Of £215,000



60 Greenfields Gardens

Shrewsbury, Shropshire, SY1 2RN



- Modern & Improved Terraced Property
- Stylish Fitted Kitchen with Dining Area
- Three Bedrooms (two doubles)
- Allocated Parking Space
- Leasehold Property, 136 years remain
- Spacious and Versatile Living Room
- French Doors to Sunny Garden
- Recently Updated Family Bathroom
- South Westerly Facing Rear Garden
- EPC Rating C

Beautifully presented and much improved, this modern terraced home offers stylish and comfortable living on the outskirts of Shrewsbury town centre. The accommodation is well appointed throughout, combining a contemporary finish with a welcoming feel. To the rear, the property boasts a south westerly facing garden, perfect for enjoying afternoon sun and outdoor entertaining. Greenfields Gardens is ideally located within easy walking distance of Shrewsbury town centre, as well as the mainline train station for convenient commuting. Local amenities and a primary school are also close at hand, making this an excellent choice for families, professionals, or first-time buyers alike.

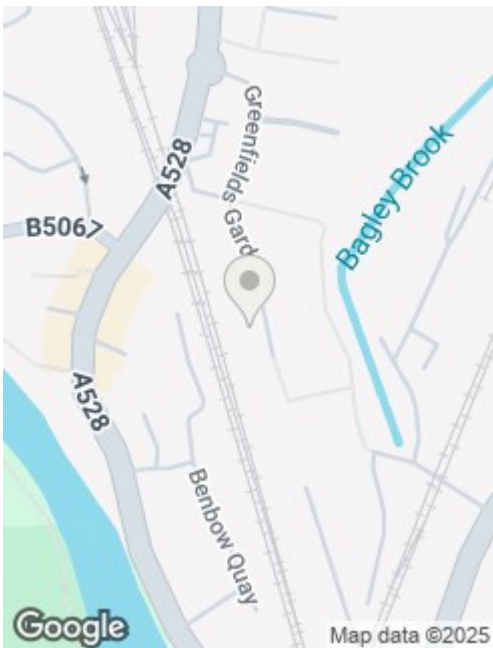
The property is entered via a welcoming hallway with a convenient downstairs WC. From here, you step into the generously proportioned living room, which offers excellent flexibility as a sitting area with potential space for dining or a study nook. To the rear lies a stylish kitchen/dining room, fitted with a modern range of wall and base units, integrated appliances and ample work surfaces. French doors open directly onto the south westerly facing garden, creating a lovely flow between indoor and outdoor living.

Upstairs, the accommodation comprises two double bedrooms and a third single bedroom, ideal for a nursery or home office. The family bathroom has been recently updated with a modern white suite including a panelled bath and mains fed shower over.

Externally, the property benefits from an allocated parking in the parking area to the side of the property, while the enclosed rear garden offers a delightful and private space to relax or entertain. It features a paved patio and lawned area, complemented by shrubbery borders and a pathway.







Directions

what3words - ///rings.clues.office

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

Broadband Speed: Basic 13 Mbps, Superfast 80 Mbps & Ultrafast 10,000 Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk: 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.

Lease Term Dates: 1/4/2007 to 1/4/2162 - 136 years Remain

Service Charges: N/A

Ground Rent: £358

Next Ground Rent Review Period: We are advised the next review is likely to be 2037

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

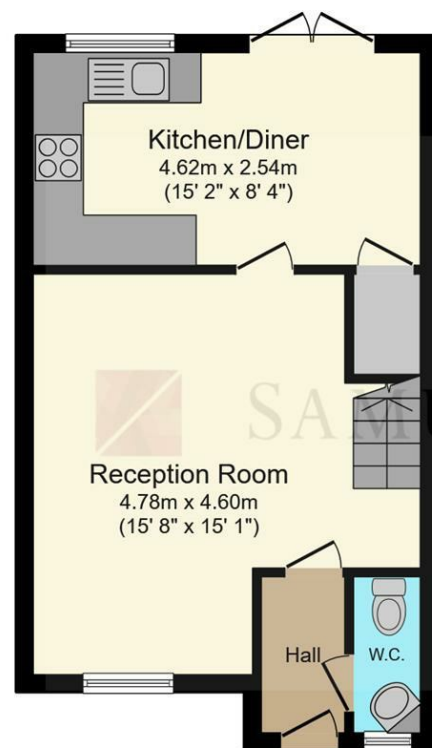
Council Tax Band: B

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.

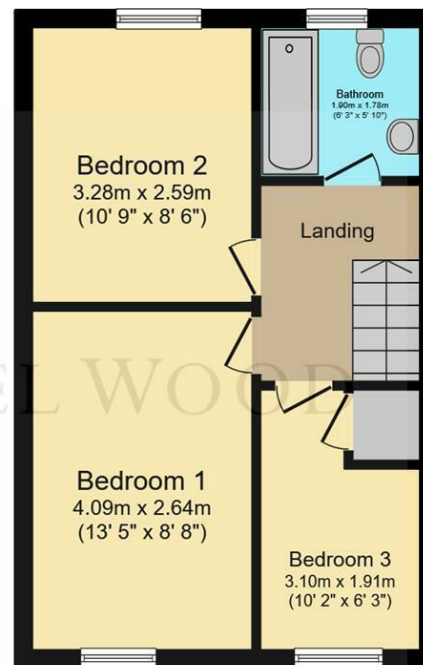






Ground Floor

Floor area 35.6 sq.m. (383 sq.ft.)



First Floor

Floor area 34.3 sq.m. (369 sq.ft.)

Total floor area: 69.9 sq.m. (752 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

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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