



SAMUEL WOOD

54 Mereside, Shrewsbury, Shropshire, SY2 6LQ

Offers Over £220,000



54 Mereside

Shrewsbury, Shropshire, SY2 6LQ



- No Upward Chain
- Utility Room with Patio Doors to Rear
- Enclosed Landscaped Rear Garden
- Two Car Driveway to Front
- Adjacent to Springfield Mere
- Spacious Kitchen with Extensive Units
- Three Bedrooms and Refitted Bathroom
- Versatile Outbuilding with Log Burner
- New Windows and External Doors
- EPC Rating D

Situated in the sought after Mereside area to the east of Shrewsbury, this well presented semi detached property offers an excellent opportunity with no upward chain. Ideally positioned close to Mereside Primary School and the beautiful Springfield Mere, it provides convenient access to local amenities and transport links. The accommodation features a spacious kitchen, light filled living spaces, and well proportioned bedrooms, making it ideal for families or first time buyers. Outside, the property benefits from an enclosed garden, providing a safe and private space for relaxation. An additional outbuilding with log burner offers a versatile area, ideal as a home office, studio or entertaining space.

This attractive semi detached home is offered to the market with no upward chain, making it an ideal opportunity for families or buyers seeking a smooth move. On the ground floor, reception hall leads to the welcoming living room which looks to the front aspect, while the spacious kitchen to the rear has extensive units, forms the heart of the home, perfect for cooking and entertaining. A useful utility room with both front and rear access via patio doors adds practicality and convenience.

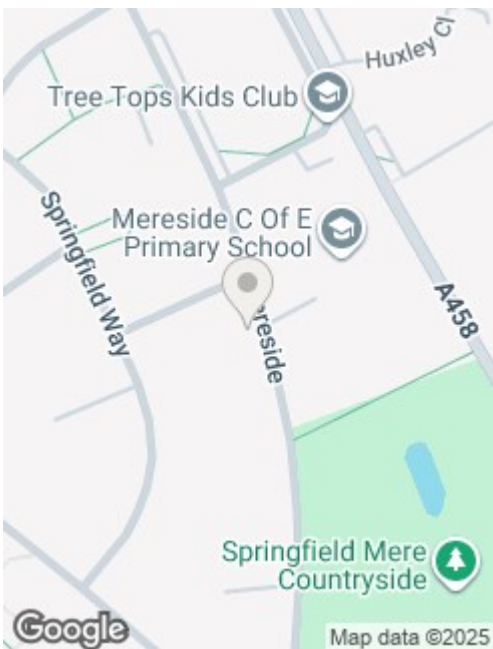
Upstairs, there are three bedrooms and a refitted contemporary bathroom, designed with modern family living in mind.

Outside, the enclosed landscaped garden with new patio fencing provides a delightful retreat, complemented by a versatile outbuilding with log burner and additional storage shed. To the front, a two car driveway, new windows and external doors plus a Worcester gas boiler further enhance the home's appeal.

The property enjoys a prime position close to Springfield Mere, with play areas, sports facilities and open green spaces nearby. Popular with families and dog walkers, the area offers a welcoming community atmosphere.







Directions

what3words - ///smiled.drill.punch

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

Broadband Speed: Basic 5 Mbps, Superfast 60 Mbps & Ultrafast 10,000 Mbps

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: 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.

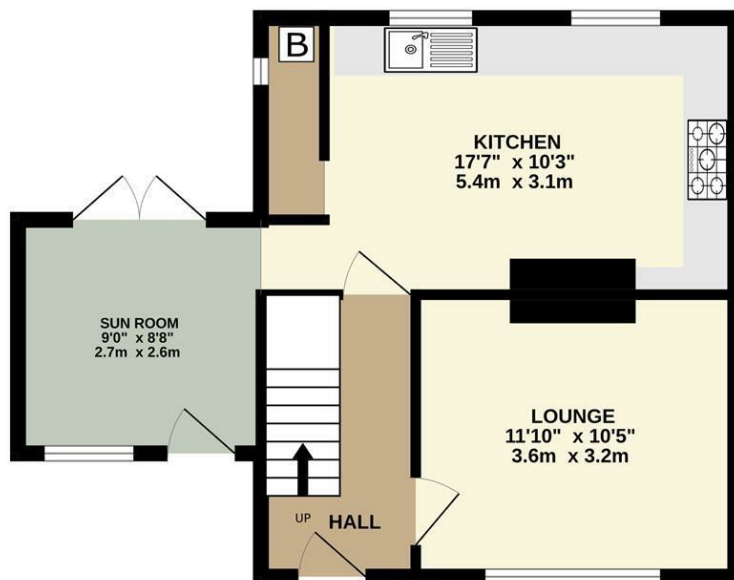




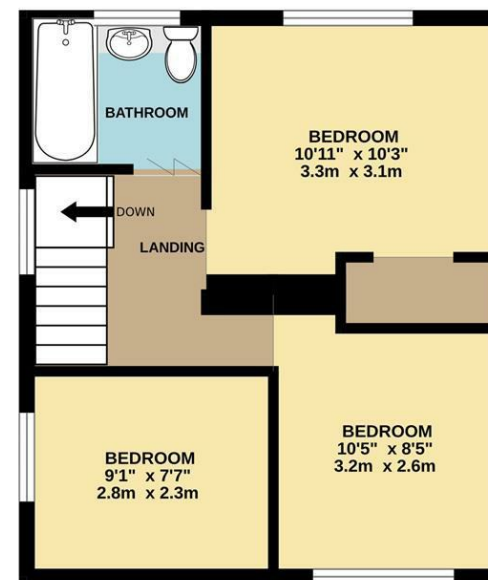
Warning
Do not trespass
on the Railway
Penalty £1000

Floor Plans

GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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