



SAMUEL WOOD

39 Crowmeole Drive, Shrewsbury, Shropshire, SY3 8AP

Asking Price £90,000





This one-bedroom first-floor leasehold apartment is situated in a highly convenient location, offering close proximity to various amenities, the Royal Shrewsbury Hospital, and excellent road links. The apartment features a spacious dining kitchen, providing ample space for cooking and dining, also benefitting from driveway parking, ensuring convenient and secure parking for residents or visitors.



- Well Presented First Floor Apartment
- Spacious Dining Kitchen & Living Room
- Double Bedroom & Bathroom
- Gas Fired Central Heating
- Double Glazing
- Driveway Parking for Two Cars
- Front & Rear Garden
- Walking Distance to The Royal Shrewsbury Hospital
- Excellent Road Links
- EPC Rating D

## Ground Floor Composite Entrance Door to:

### Entrance Hall

With radiator, carpet flooring, double glazed window to the side aspect and the staircase ascends to the first floor accommodation.

### Landing

With double glazed window to the side aspect, radiator, access to loft space, dining kitchen, two bedrooms and bathroom.

### Bathroom

Comprising: WC, wash hand basin, bath with electric shower, mirrored cabinet, radiator, two double glazed opaque windows to rear and side and wood effect flooring.

### Dining Kitchen 11'7" x 14'5" (3.55m x 4.40m)

Fitted with a range of wood effect cupboards and drawers to work surface areas, stainless steel sink, provision for white goods, two double glazed windows to the rear and wood effect flooring.

### Living Room 13'5" x 11'5" (4.10m x 3.50m)

With double glazed window to the front aspect, carpet flooring, radiator, gas fire to decorative surround, storage cupboard.

### Bedroom 7'10" x 9'2" (2.40m x 2.80m )

With carpet flooring, double glazed window to the front aspect and radiator.

### Outside

The property benefits from a lawn area with a pathway leading to the entrance, also with a gravelled driveway providing parking for up to two cars. There is a useful storage shed and side access to the rear garden.

### Services at the property

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

Broadband Speed: Basic 5 Mbps & Superfast 71 Mbps & Ultrafast 10000 Mbps

Flood Risk: Very low.

### Local Authority

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

Council Tax Band: A

### 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 6.3.1994, 93 years remain.

Service Charges: £125 PA

Ground Rent: included in the above.

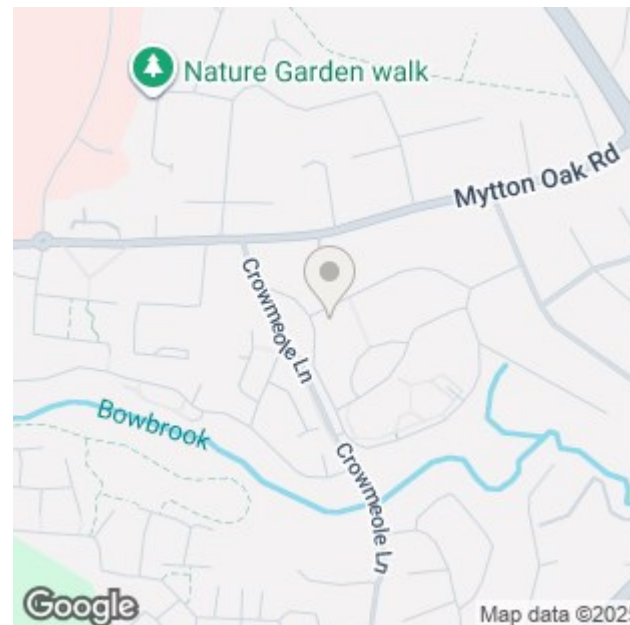
Next Ground Rent Review Period: tbc

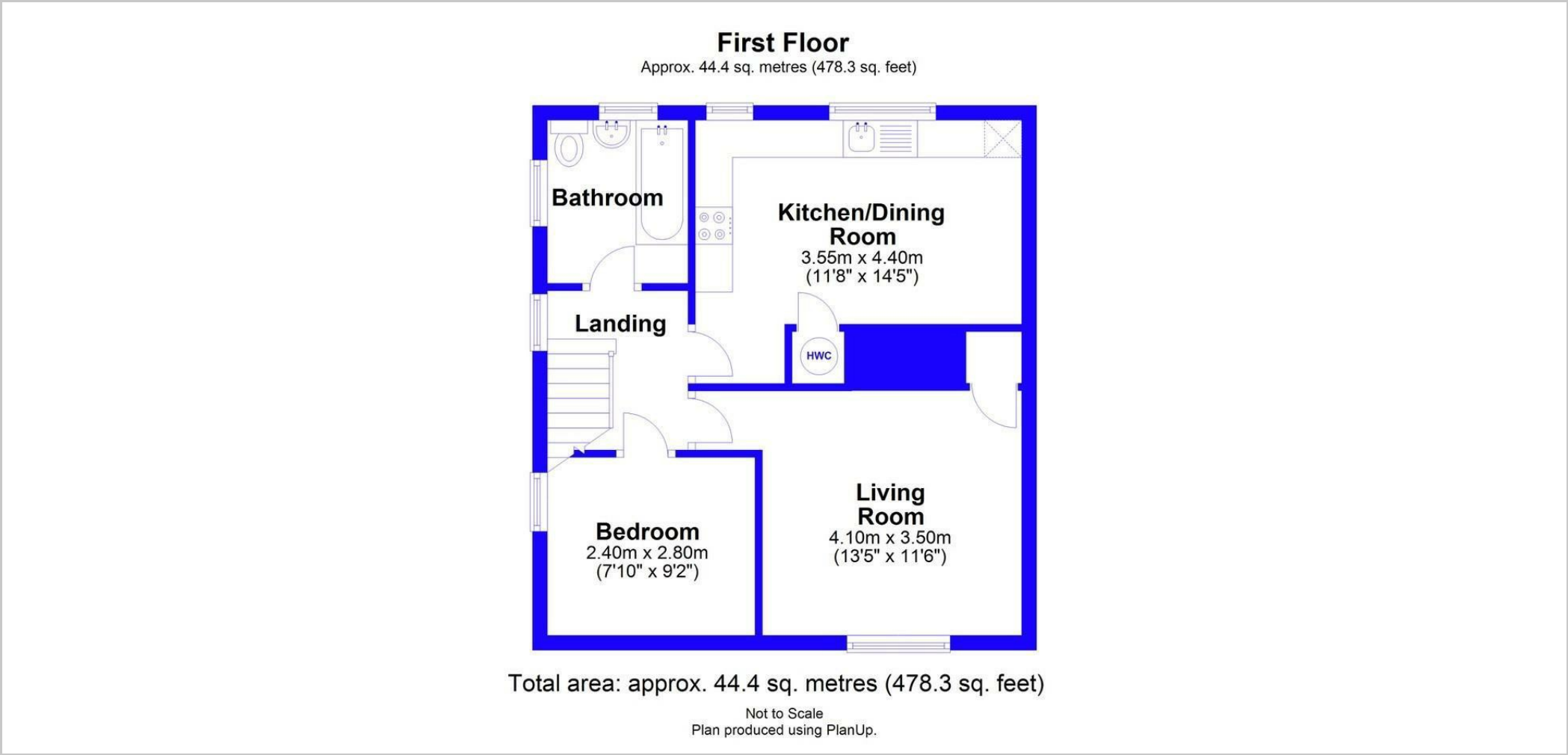
### Mortgage Services

We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

### Referral Fees

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.

