



SAMUEL WOOD

32 Ryelands, Shrewsbury, Shropshire, SY3 9BZ

Offers Over £400,000







# 32 Ryelands

Shrewsbury, Shropshire, SY3 9BZ



- Detached Bungalow
- Three Good Sized Bedrooms
- Ensuite and Master Bathroom
- Cul-de-sac Location
- Attractive Garden
- Good Communication Links
- Good School Catchments
- EPC Rating D

Samuel Wood are delighted to offer to market this beautifully positioned three bedroom detached bungalow. The property benefits from two reception rooms, three good sized bedrooms and well appointed garden. Situated a short distance from Shrewsbury Town Centre, with good communication links to the A5, A49 and M54.



## Storm Porch

## Entrance Hall

With service doors to the living room, dining room and cloakroom.

## Living Room 21' x 14'8 (6.40m x 4.47m)

with front and side aspect windows and feature fireplace.

## Dining Room 16' x 10'9 (4.88m x 3.28m)

With French doors to the entrance hall and external door to courtyard.

## Internal Hallway

with service doors to the living areas, bedrooms and main bathroom

## Kitchen 13'8 x 7'8 (4.17m x 2.34m)

With integrated hob, oven and dishwasher, space and plumbing for a washing machine and breakfast bar area.

## Bedroom One 15' x 13'5 (4.57m x 4.09m)

With external door to the garden and built in wardrobes.

## Ensuite

With shower, w.c. and pedestal sink



### **Bedroom Two 13' x 9'9 (3.96m x 2.97m)**

with rear aspect window.

### **Bedroom Three 11' x 9'9 (3.35m x 2.97m)**

With fitted wardrobe and rear aspect window.

### **Bathroom**

with pedistal sink, w.c. and bath with shower.

### **Cloakroom**

### **Garage**

with electric rolling door, power and lighting.

### **Local Authority**

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

Council Tax Band: E

### **Services at the property**

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

### **Tenure**

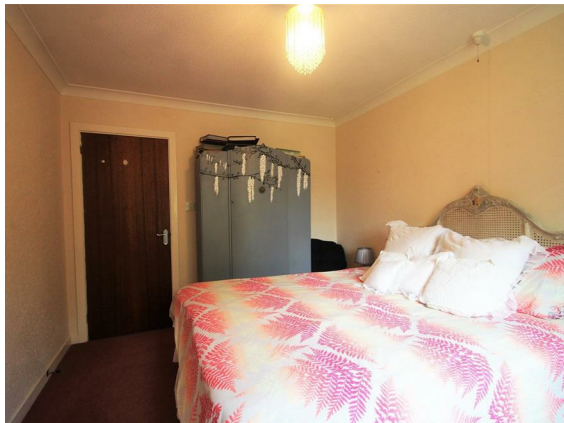
We understand the tenure is Freehold.

### **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.

### **Mortgage Services**

We offer a no obligation mortgage service through Q Financial Services. Please ask a member of our team for further details.







Directions









## Floor Plans



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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