



SAMUEL WOOD

1 Bramley Close, Shrewsbury, Shropshire, SY1 2TP

Asking Price £265,000







# 1 Bramley Close

Shrewsbury, Shropshire, SY1 2TP



- NO UPWARD CHAIN
- Full Renovation
- Three Generous Sized Bedrooms
- Garage & Driveway Parking
- High Specification Kitchen
- Beautifully Presented Family Home
- Open Plan Reception Room
- Modern Family Bathroom
- Cul-De-Sac Location
- EPC Rating tbc

Samuel Wood is delighted to offer for sale this recently improved and beautifully presented family home on Bramley Close in Shrewsbury. Providing a stunning contemporary interior, with open plan living spaces, generous sized garden and ample storage throughout. Situated in a pleasant cul-de-sac position, close to schools, walkable distance to the town centre and useful road links. Viewing is highly recommended by the selling agent.

1 Bramley Close in Shrewsbury is a recently much improved three-bedroom semi-detached property that offers a comfortable and modern living experience. The ground floor of this lovely home welcomes you with a warm and inviting atmosphere. The spacious open plan living dining area is ideal for gatherings with family and friends and it seamlessly connects to the modern kitchen. The brand new kitchen is beautifully designed, with updated fixtures and appliances, making it a culinary enthusiast's dream. Glass patio doors lead from the dining area to the rear garden, creating a harmonious flow between indoor and outdoor spaces.

The first floor of this home boasts three well-appointed bedrooms, providing ample space for a family or individuals seeking room to grow. These bedrooms are perfect for relaxation and rest after a long day. Additionally, the property features a modern family bathroom on this floor, ensuring convenience for all occupants.

Outside, 1 Bramley Close offers more than just a beautiful interior. It includes a garage and a driveway, providing ample parking space for vehicles. The well-maintained front garden adds to the property's curb appeal, while the rear garden offers a peaceful retreat, perfect for outdoor activities and relaxation. This property truly combines comfort, style, and functionality, making it an excellent choice for anyone looking to call Shrewsbury home.











### Directions

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

Broadband Speed: Basic 6 Mbps & Superfast 79 Mbps

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.

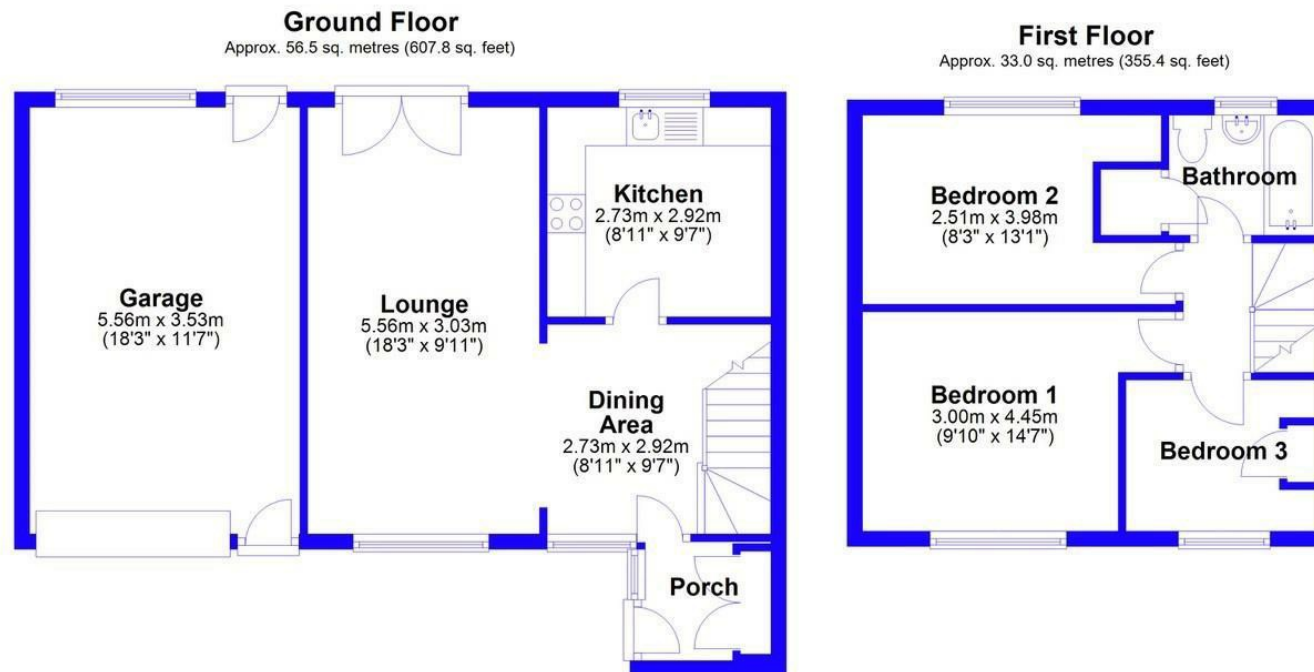












Total area: approx. 89.5 sq. metres (963.2 sq. feet)

Not to Scale  
Plan produced using PlanUp.

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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