SAMUEL WOOD

17 Pulrose Walk, Shrewsbury, Shropshire, SY3 7TA

Asking Price £185,000

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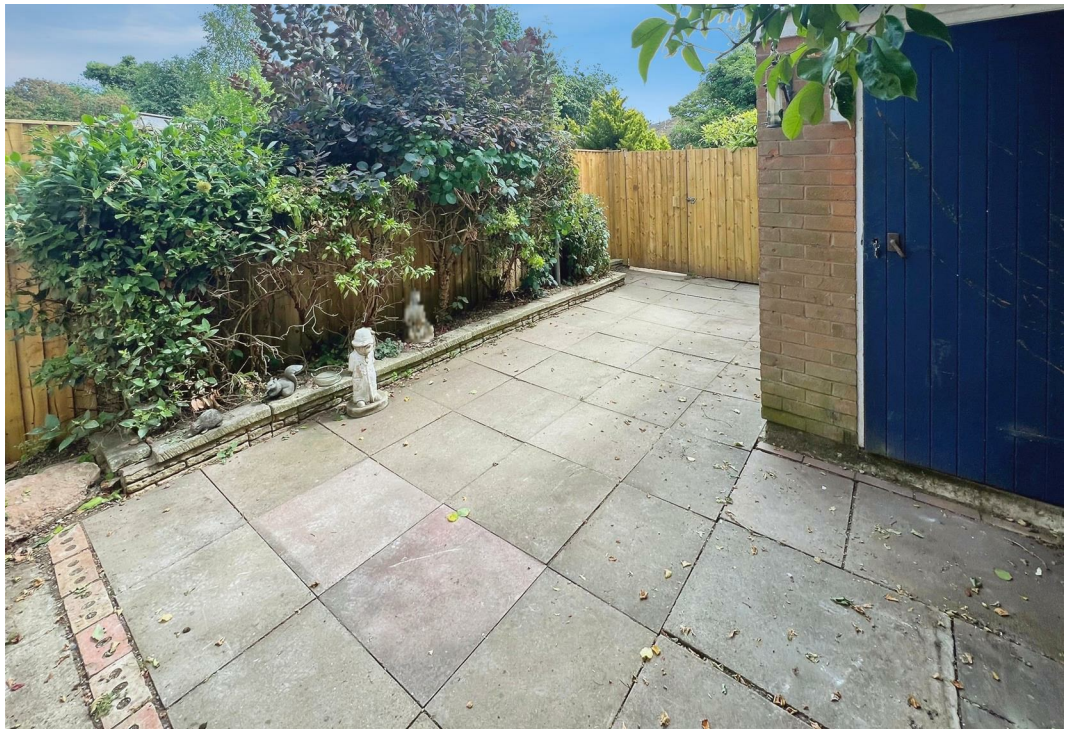
- Improved Three Bedroom Home
- Bright Living Room with Patio Doors
- Brick-Built Store & Rear Access
- Cloakroom Conversion Potential (STPP)
- Close To Nature Reserve & Town Centre
- Spacious Breakfast Kitchen
- Enclosed Rear Garden with New Fencing
- Popular Location Close to Amenities
- Recently Redecorated With Scope For Improvement
- NO UPWARD CHAIN - EPC Rating C

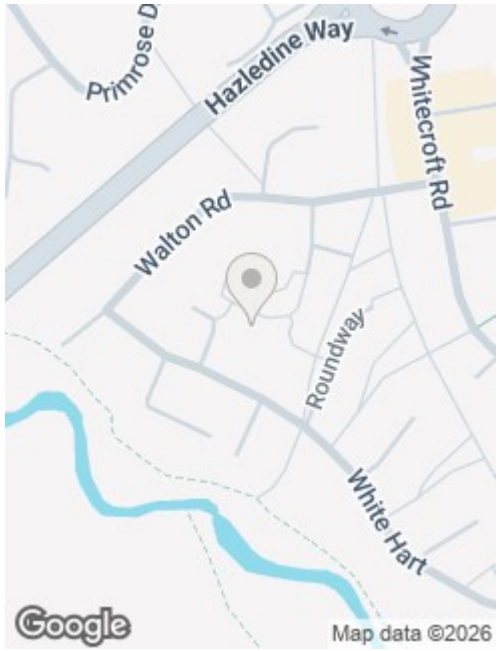
Offered to the market with no onward chain, this well-presented home has been thoughtfully improved and is ready for its next owners to move straight into. Recently redecorated throughout, the property enjoys a fresh, modern feel, complemented by new patio doors and gas central heating, with the boiler serviced earlier this year. Outside, the enclosed rear garden has been enhanced with new fencing, creating a private space to relax or entertain, while a brick-built storage shed and gated rear access add further practicality. Conveniently situated within a very popular residential area, the property is just a short walk from excellent local amenities and the picturesque Rea Brook Valley Nature Reserve, while also benefiting from easy access to the bypass and being less than two miles from Shrewsbury town centre.

The entrance lobby opens into the spacious breakfast kitchen, providing an excellent hub for day-to-day living with ample space for informal dining. From here, stairs rise to the first floor, while a useful understairs storage cupboard offers excellent practicality and presents potential for conversion into a cloakroom, subject to any necessary consents. A separate living room enjoys a bright and comfortable atmosphere, with newly installed patio doors opening onto the rear garden.

The landing gives access to three bedrooms and the family bathroom. Originally a two-bedroom home, the layout has been adapted with the addition of a partition wall to create a third bedroom, offering flexible accommodation to suit a variety of buyers. The property has also been redecorated throughout, giving it a fresh and welcoming feel.

The enclosed rear garden has been improved with newly installed fencing, providing a private outdoor space to enjoy. A brick-built storage shed offers excellent external storage, while gated rear access adds further convenience. Two communal car parks are located nearby for residents' use.





Directions

What3Words: ///memory.cheek.paper

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

Broadband Speed: Basic 26 Mbps, Superfast 80 Mbps & Ultrafast 10,000Mbps
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

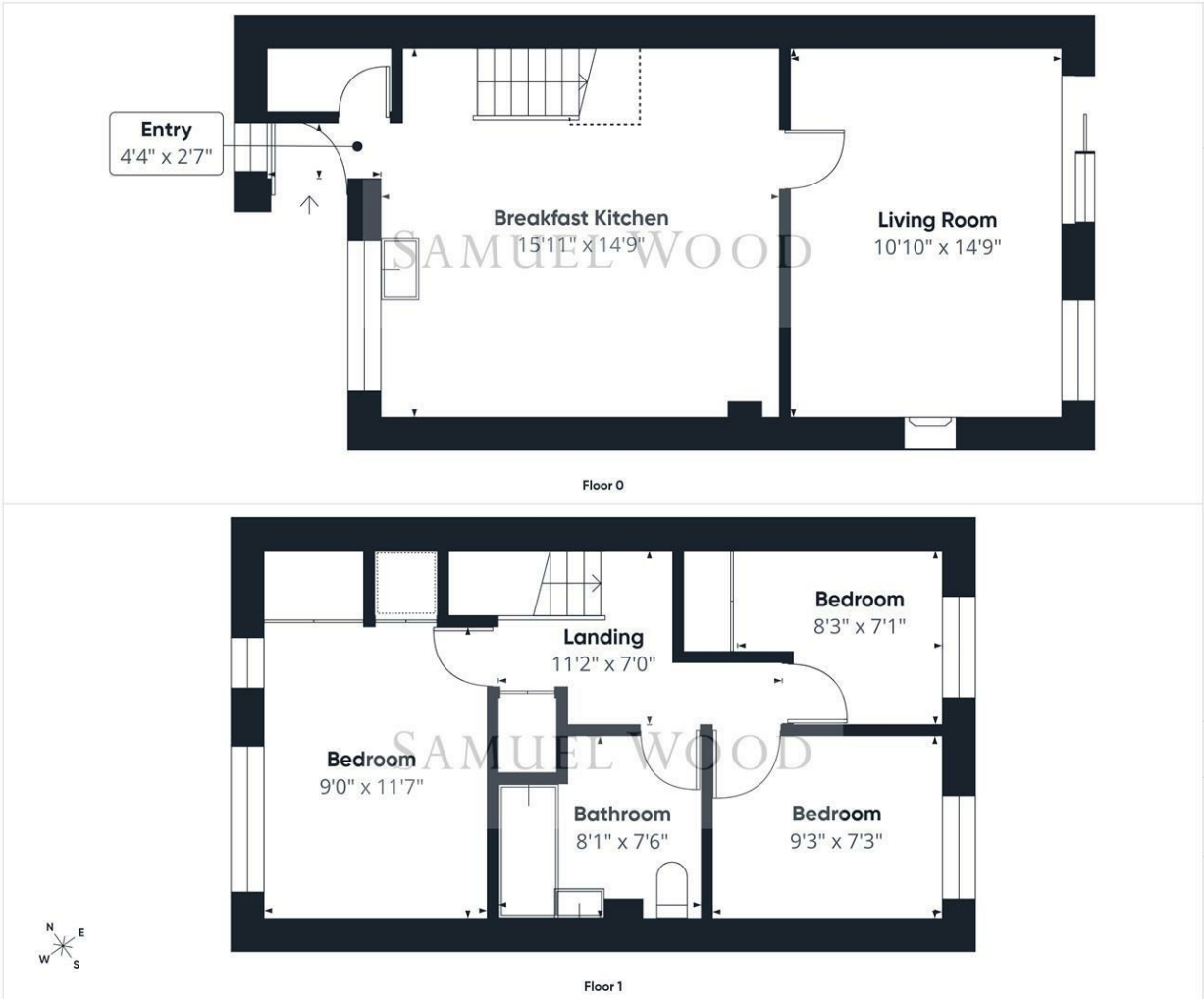
Council Tax Band: B

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.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Floor Plans



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Approximate total area(1)
774 ft²

Reduced headroom
7 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.