



SAMUEL WOOD

17 Grinshill Drive, Shrewsbury, Shropshire, SY2 5JF
Offers In The Region Of £220,000



17 Grinshill Drive

Shrewsbury, Shropshire, SY2 5JF



- Three Bedroom Terraced Home
- Living Room With Bay Window
- Kitchen With Garden Access
- Low Maintenance Gardens
- Excellent Road Links to A5 & Beyond
- East Of Shrewsbury Location
- Dining Room With Patio Doors
- Bathroom And Separate WC
- Close To Schools And Amenities
- EPC Rating

17 Grinshill Drive is a well-cared-for three bedroom terraced home situated to the eastern side of Shrewsbury, ideally placed for access to primary and secondary schools, local amenities and convenient road links. This cherished property offers comfortable, neatly presented living space suited to a range of buyers, including first-time purchasers and young families. The home enjoys a pleasant position within an established residential area and benefits from low maintenance gardens to both the front and rear, providing practical and manageable outdoor space. Combining everyday convenience with a welcoming feel, this is a fantastic opportunity to acquire a well-located home in a popular and accessible part of town.

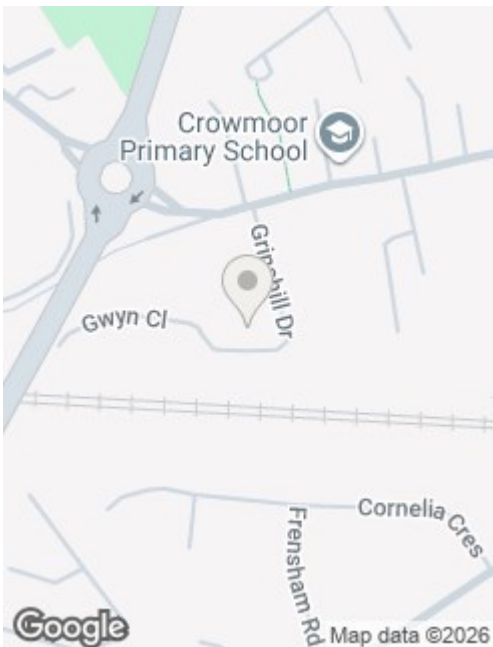
The accommodation is entered via a welcoming reception hall which provides access to the principal ground floor rooms. The living room enjoys a bay window to the front elevation, allowing for plenty of natural light, and features a gas fireplace creating an attractive focal point. This room opens through to the dining room, which has a ceramic tiled floor and patio doors leading out to the rear garden, offering an ideal space for both everyday family living and entertaining. The kitchen is positioned to the rear of the property and also benefits from a door providing direct access to the garden.

To the first floor there are three bedrooms, all served by a family bathroom, together with a separate WC which adds practical convenience for busy households.

Outside, the property is approached via a pathway leading through a gravelled front garden designed for ease of maintenance. The rear garden has also been arranged with low upkeep in mind, predominantly laid to slabs to create a pleasant seating area. In addition, there is a garden shed and a useful out house, providing valuable storage space.







Directions

What3 words: ///smug.wiping.accent

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

Broadband Speed: Basic 15 Mbps, Superfast 75 Mbps & Ultrafast 2300 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

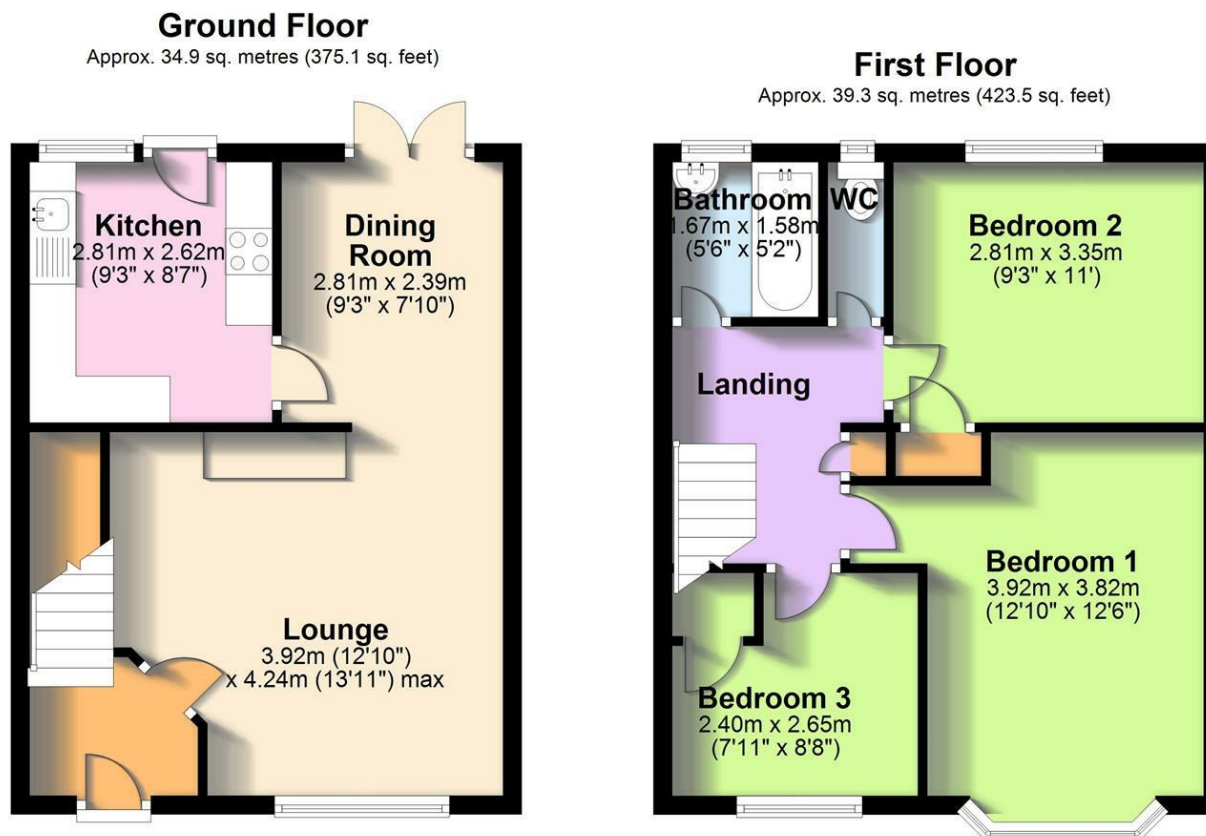
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.

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.







Total area: approx. 74.2 sq. metres (798.6 sq. feet)

All measurements are approximate & for display purposes only.
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

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