



SAMUEL WOOD

8 Harvey Gardens, Shrewsbury, Shropshire, SY2 5TG

Asking Price £230,000



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Shrewsbury, Shropshire, SY2 5TG



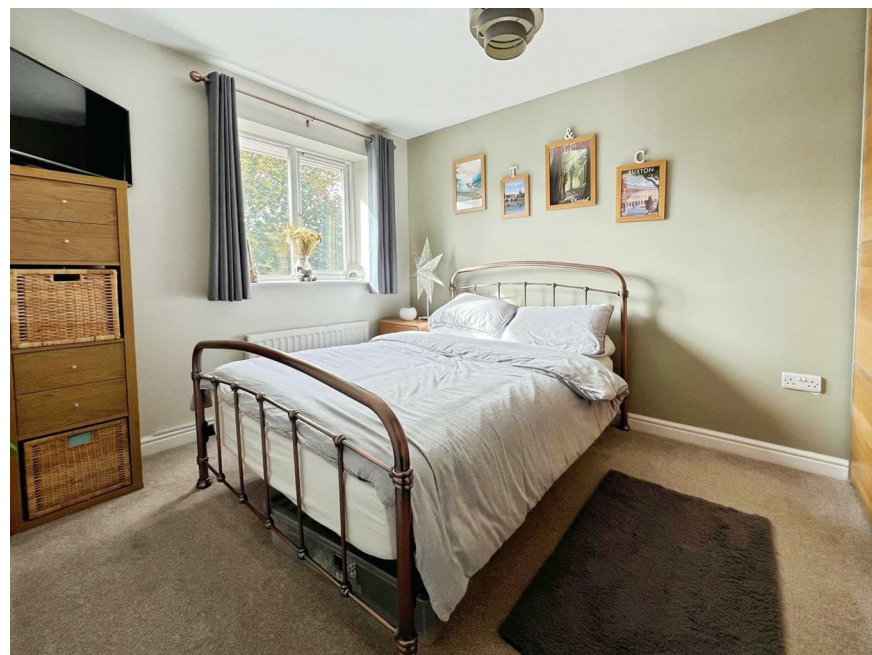
- Beautifully Presented Family Home
- Open Plan Kitchen Diner
- Landscaped Rear Garden With Decking Area
- Private Two Car Driveway & EV Charging Point
- Gas Central Heating
- Three Well Proportioned Bedrooms
- Spacious Reception Room
- Contemporary Bathroom
- Private Cul-De-Sac Position
- EPC Rating C

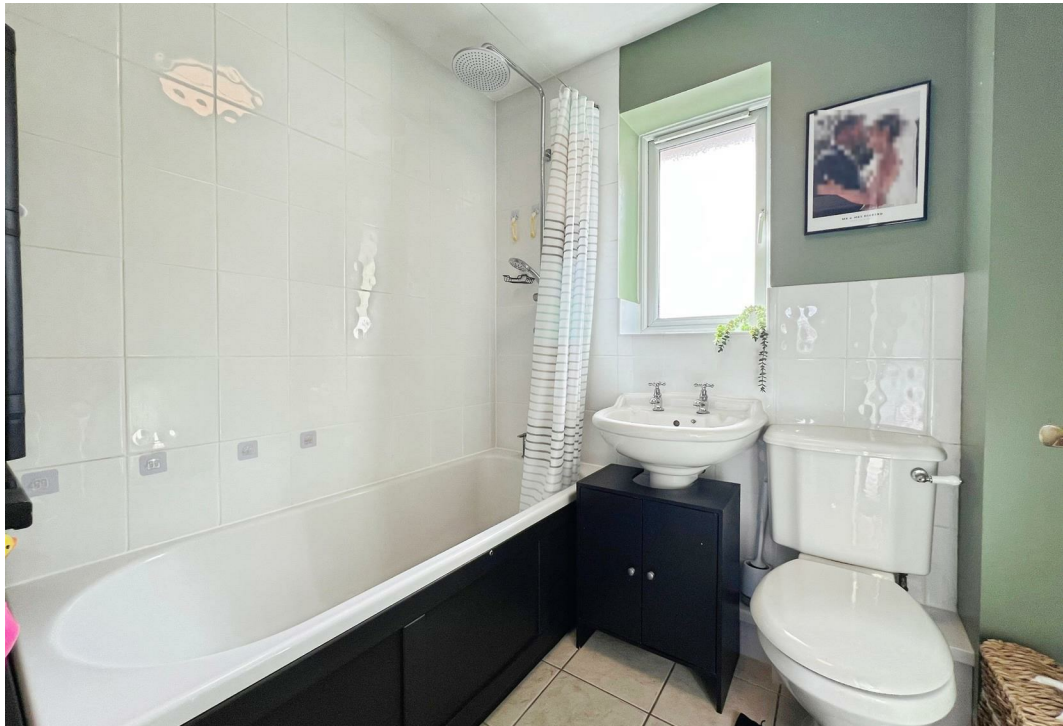
Samuel Wood is delighted to offer for sale this beautifully presented three bedroom semi-detached home on Harvey Gardens in Shrewsbury. The property is nestled in a quiet cul-de-sac location boasting spacious contemporary living spaces comprised over two floors within a well designed layout; all complemented by a landscaped garden and private driveway. Situated close to excellent amenities including shops, pubs, restaurants, pleasant river walks, within good school catchment and practical road links. Viewing is highly recommended by the selling agent.

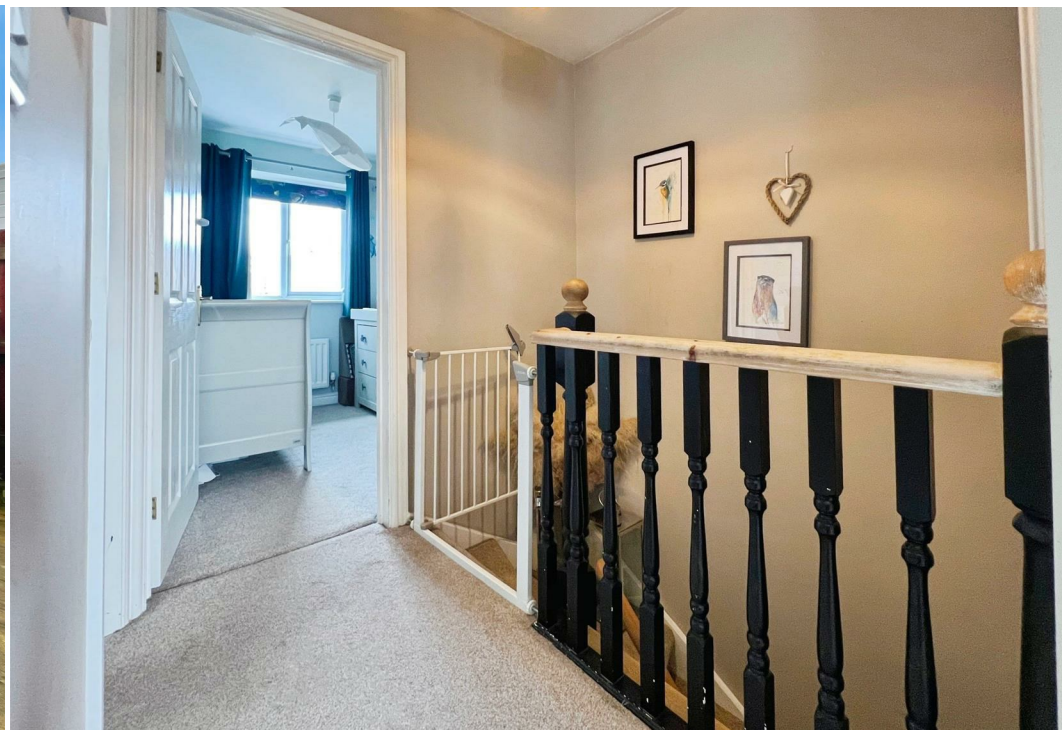
The ground floor of this attractive three-bedroom semi-detached home offers well-proportioned and versatile living accommodation. The welcoming entrance hallway leads to a useful downstairs WC and a spacious sitting room, providing a comfortable space for relaxing and entertaining. To the rear, the sitting room flows through to a bright open-plan kitchen diner, featuring built-in storage and French doors opening directly onto the rear garden, creating a seamless connection between the living space and outdoors.

Upstairs, the property provides three well-presented bedrooms, comprising two comfortable double bedrooms and a single bedroom, making the home ideal for families, guests or those requiring a home office. The accommodation is completed by a contemporary family bathroom, offering a modern and practical space for everyday use. There is also a practical boarded attic space with convenient ladder access.

Outside, the property is positioned within a quiet cul-de-sac and benefits from a landscaped rear garden designed for both relaxation and entertaining. The garden features a combination of decking and patio areas, providing excellent space for outdoor seating and dining. To the front, there is a two-car driveway with the added benefit of an EV charging point, offering convenient off-road parking and catering for modern electric vehicle requirements.







Directions

What3words: ///price.guilty.caller

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

Broadband Speed: Basic 5 Mbps, Superfast 107 Mbps & Ultrafast 1800 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

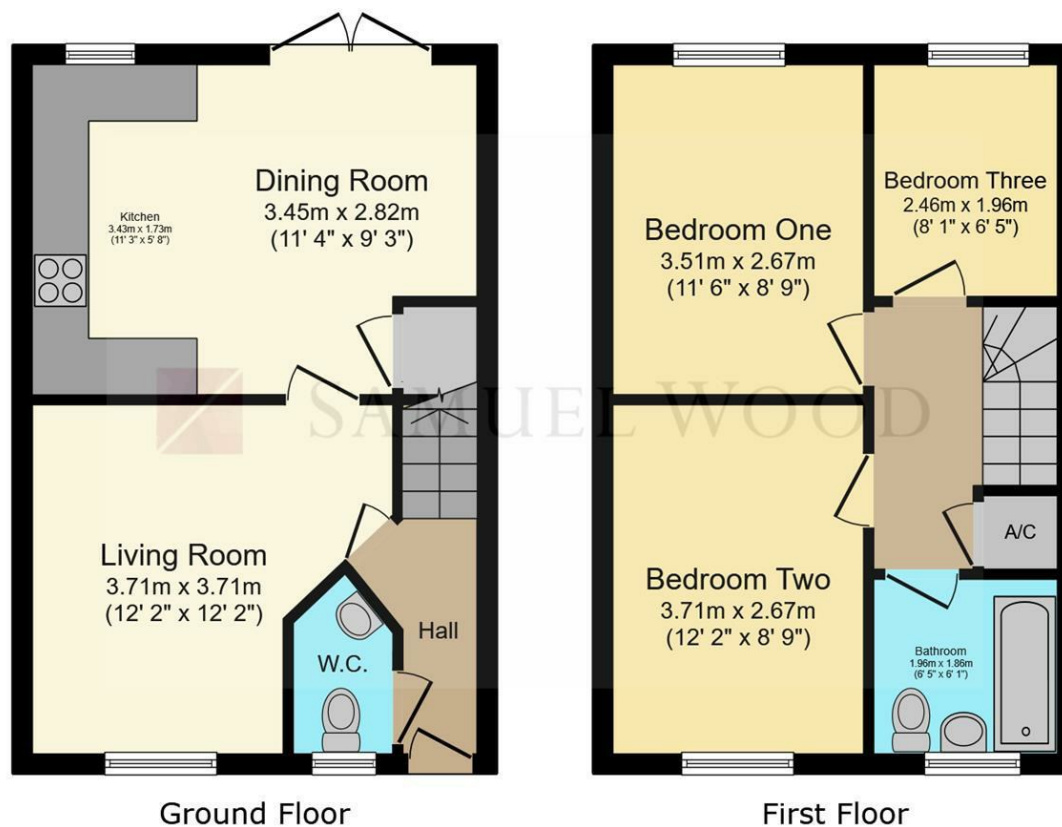
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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 floor area: 69.1 sq.m. (744 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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