



SAMUEL WOOD

167 Whitchurch Road, Shrewsbury, Shropshire, SY1 4EU  
Offers In The Region Of £250,000



# 167 Whitchurch Road

Shrewsbury, Shropshire, SY1 4EU



- Nicely Presented Semi-Detached Property
- Two Reception Rooms
- Three Bedrooms
- Driveway Parking For 3-4 Cars
- Close to Amenities & Road Links
- Recently Redecorated Throughout
- Modern Kitchen, Bathroom & WC
- External Utility Room with Power
- Enclosed Rear Garden
- EPC Rating D

Positioned to the north of Shrewsbury, this attractive three bedroom semi-detached home offers stylish, move-in ready accommodation in a highly convenient location. Nearby are excellent amenities including supermarkets, schools, Shrewsbury Business Park, bus routes, and superb road links to the A49, A5 and beyond. With recent updates and generous parking, this is an ideal home for families or professionals seeking comfort and convenience.

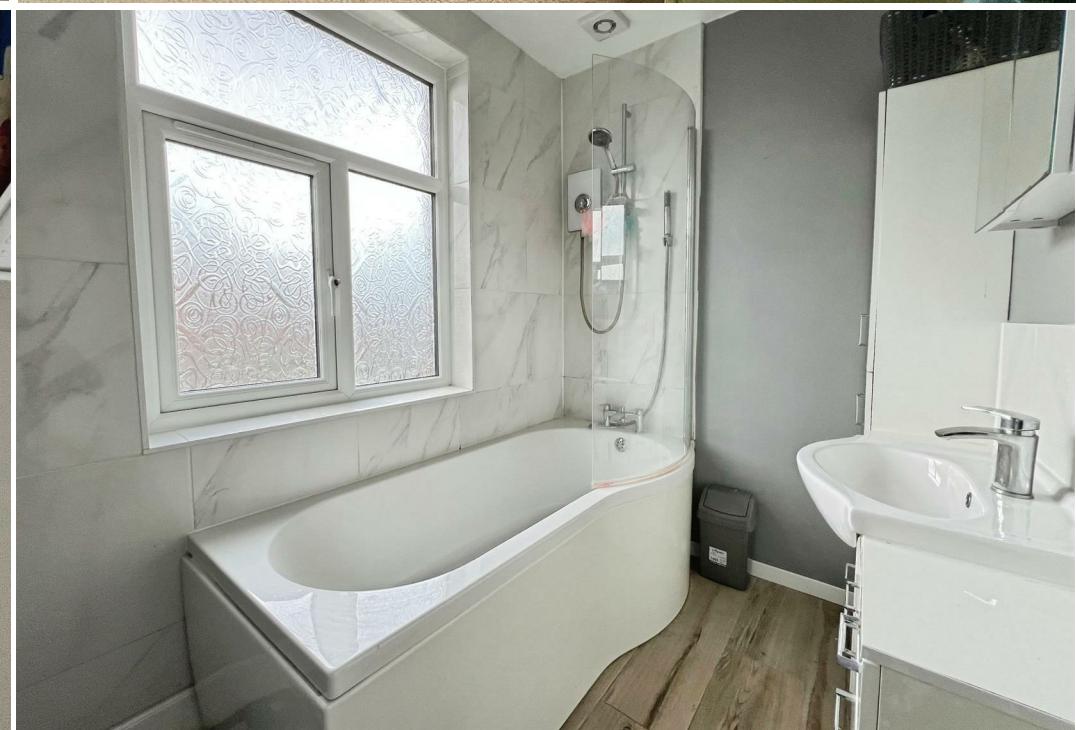
The porch opens into a welcoming entrance hall leads into a bright and spacious living room, featuring a new carpet, modern décor and a large front-facing window allowing plenty of natural light. The living space flows seamlessly through to the dining room, which benefits from new patio doors installed in 2024, providing direct access to the garden and creating a perfect setting for entertaining or relaxing with family.

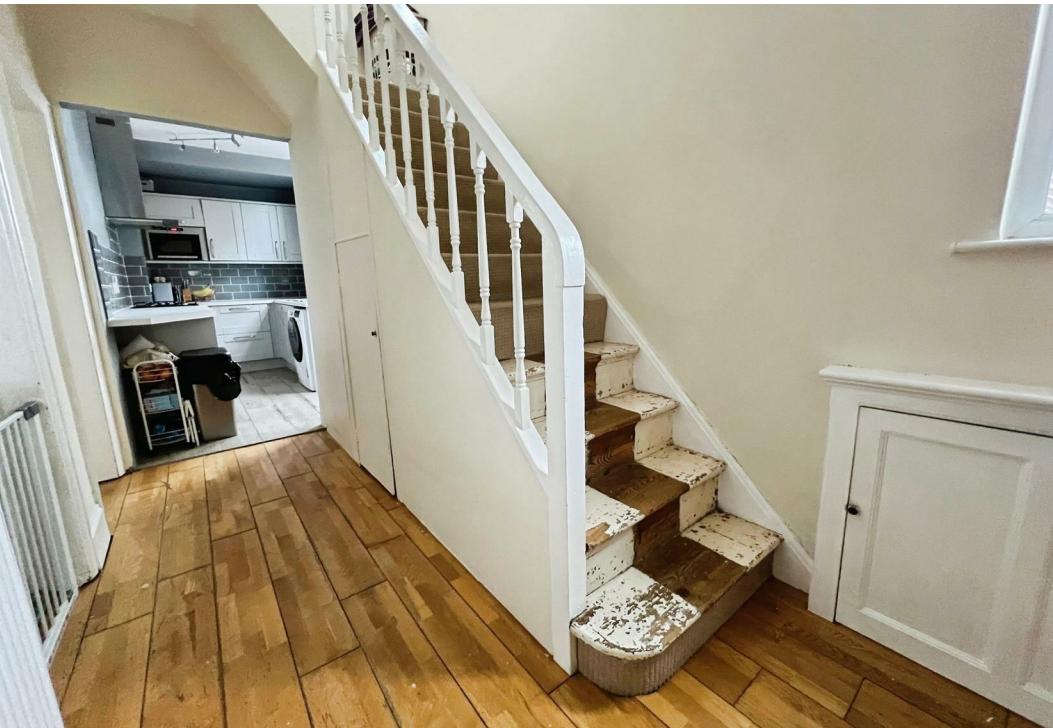
The modern kitchen, fully refitted in 2021, offers a stylish and practical layout with contemporary units, ample worktop space and integrated appliances. The neutral colour palette complements the home's light and airy feel, making it a pleasant and functional space for everyday use. The ground floor also benefits from a convenient outdoor utility room, ideal for laundry, storage or additional appliances.

Upstairs, the property offers three well-proportioned bedrooms, each presented to a high standard. The principal bedroom includes a built-in wardrobe, while the remaining rooms are ideal for family members, guests or use as a home office. The modern bathroom and separate WC, updated in 2021, feature quality fittings, a sleek suite and contemporary tiling, completing the internal accommodation to an excellent standard throughout.

The property features a large block-paved driveway providing parking for three to four vehicles. Gated side access leads to a private and enclosed rear garden with a lawn and patio area, ideal for outdoor dining and relaxation. The garden also includes a large storage shed and an outdoor utility room with power, offering great practicality. A Ring doorbell adds a modern touch of convenience and security.

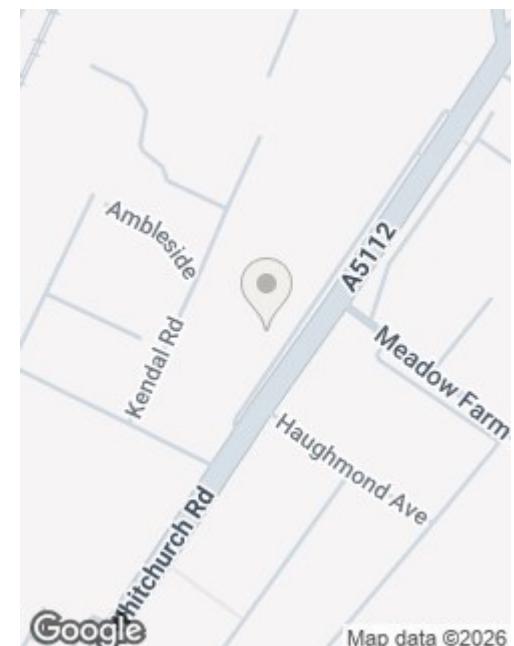






## Directions

what3words: ///preoccupied.shortcuts.inform



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

Broadband Speed: Basic 17 Mbps, Superfast 80 Mbps & Ultrafast 1000 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

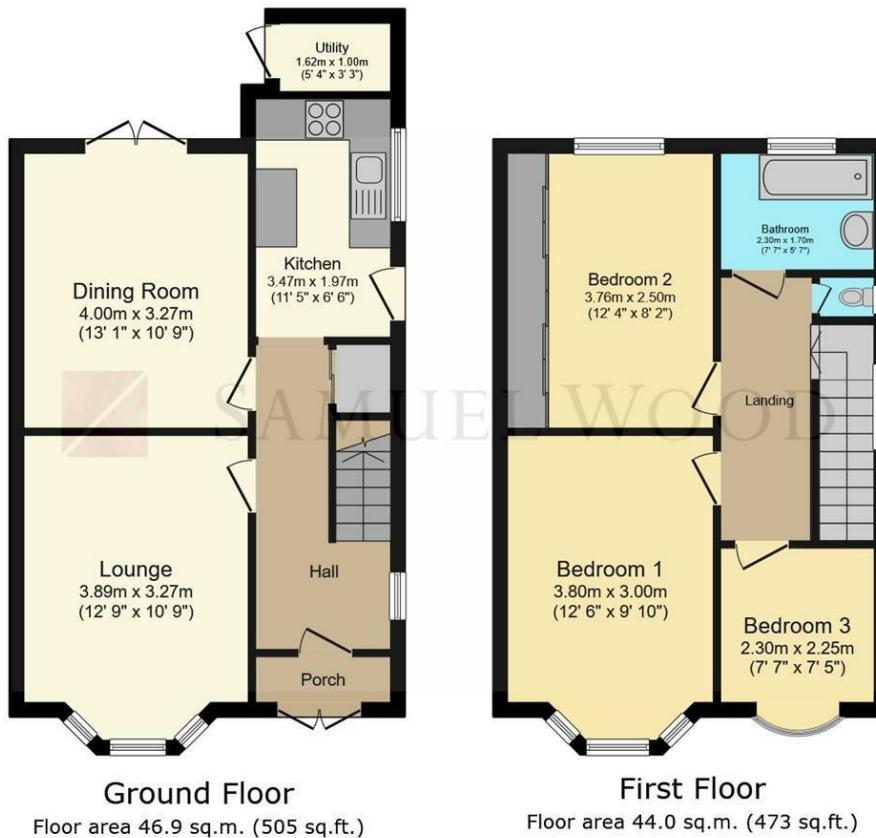
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.





## Floor Plans



**Total floor area: 90.9 sq.m. (978 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 missstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://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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