



SAMUEL WOOD

32 Sunnybank Road, Shrewsbury, Shropshire, SY2 6RG

Asking Price £200,000



# 32 Sunnybank Road

Shrewsbury, Shropshire, SY2 6RG



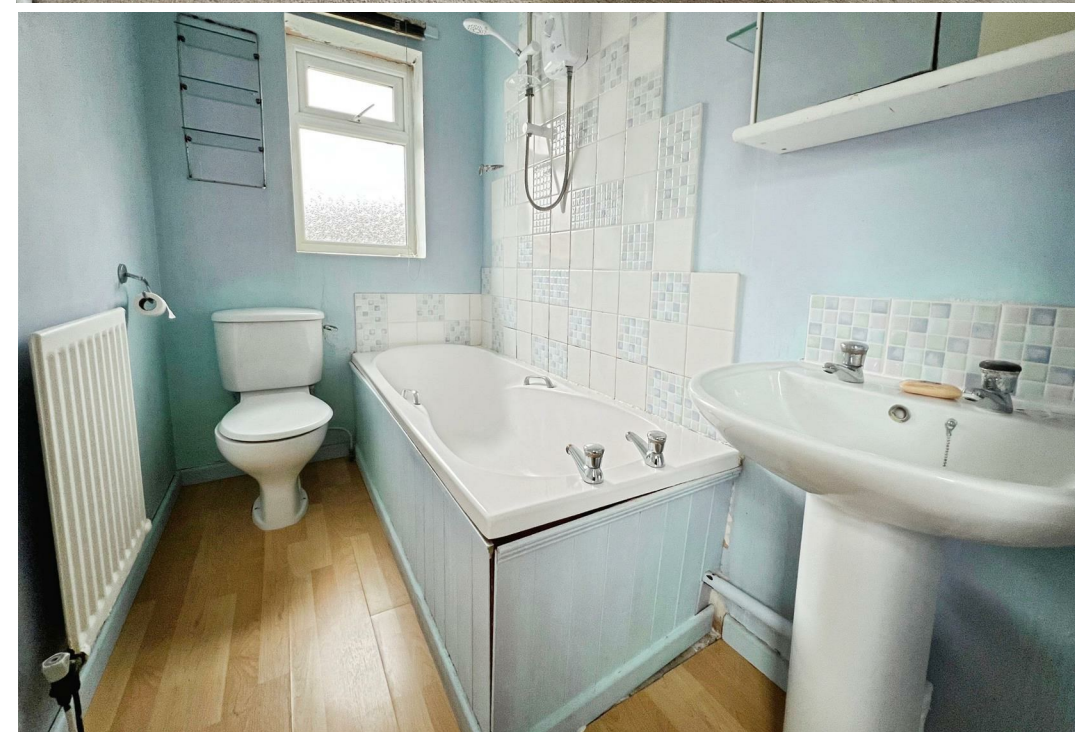
- Two Bedroom Semi With Scope
- Driveway Parking for Two Cars
- Open Plan Kitchen Diner
- Excellent Potential To Modernise
- No Upward Chain
- In Need of Modernisation
- Enclosed Rear Garden
- Prime Location Next To Nature Reserve
- Close To Shops And Amenities
- EPC Rating D

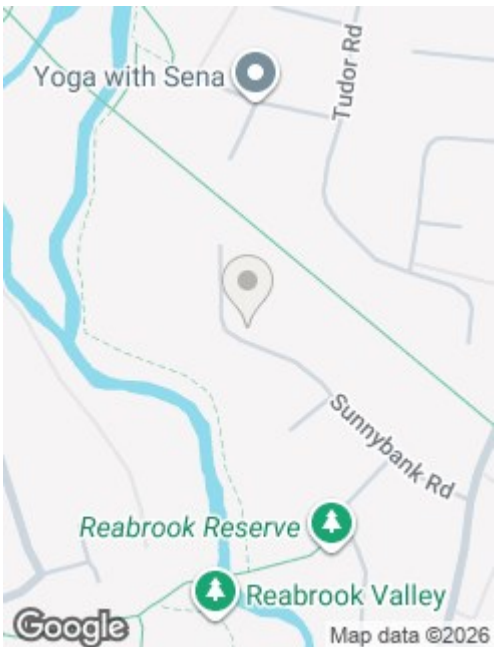
Occupying a generous corner plot in a sought-after location next to Reabrook Nature Reserve, this two-bedroom semi-detached property is offered for sale with no upward chain. In need of modernisation, the home presents an excellent opportunity for buyers looking to improve and add value. The property benefits from gas central heating, driveway parking to the rear for two vehicles and an enclosed garden, offering excellent outside space and potential. Ideally situated close to a range of local amenities including a Co-op with post office, pub, butcher, hairdresser and doctors, and positioned on a convenient bus route, this is a superbly located home with plenty of scope.

The accommodation comprises an entrance hallway leading into the living room, with an open plan kitchen diner to the rear. The kitchen diner features double doors opening onto the garden, creating a bright and sociable space, along with a side door providing additional access to the outside. To the first floor are two well-proportioned bedrooms and a family bathroom.

Outside, the property enjoys a good-sized enclosed garden, offering a private space with scope for landscaping or extension (subject to the necessary consents). To the rear, there is driveway parking providing off-road space for two vehicles. The corner plot position further enhances the sense of space and potential.







## Directions

What3words: ///heave.boot.lasts

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

Broadband Speed: Basic Mbps, 4 Superfast 8 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.

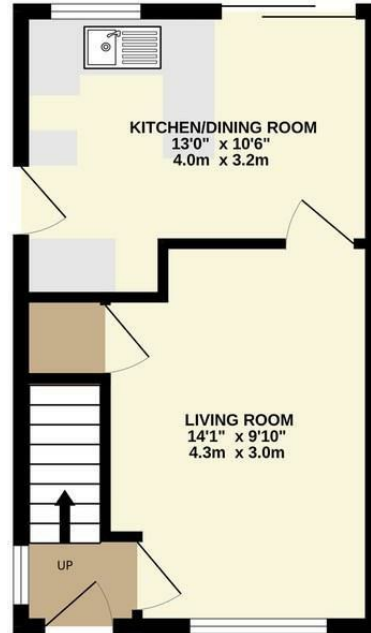
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler,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



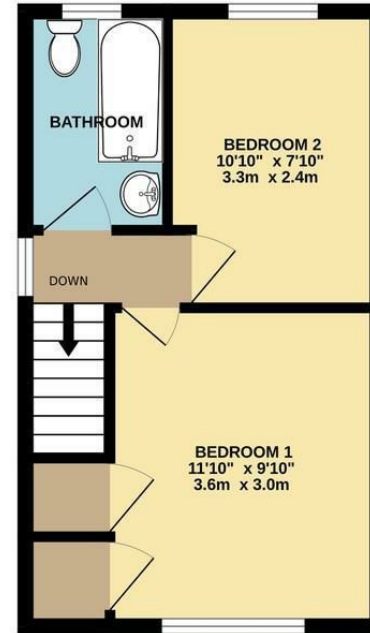


## Floor Plans

GROUND FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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