



SAMUEL WOOD

2 Millmead Drive, Shrewsbury, Shropshire, SY2 6DU
Offers In The Region Of £230,000



2 Millmead Drive

Shrewsbury, Shropshire, SY2 6DU



- Three Bedroom Family Home
- Open Plan Living Space
- Driveway For Multiple Vehicles
- Close To Local Amenities
- Double Glazing & Electric Heating
- Popular East Shrewsbury Location
- Conservatory Additional Reception Room
- Integral Garage Storage Space
- Excellent Transport And Road Links
- EPC Rating F

Situated on the popular eastern side of Shrewsbury, this well-positioned three-bedroom home offers excellent access to a wide range of everyday amenities and transport links. The property is ideally located close to local shops including a butcher, supermarket, and takeaway options, as well as a post office, hairdressers, vets, and a public house, creating a convenient and community-focused lifestyle. Families will appreciate the nearby primary school and regular bus routes providing easy access into the town centre. For commuters, the nearby A5 road ensures excellent connectivity, while Shrewsbury Retail Park is just a short distance away for a broader retail offering. This is an ideal home for buyers seeking both convenience and a well-established residential setting.

The ground floor accommodation is approached via a useful uPVC entrance porch which opens into a welcoming reception hall, setting the tone for the home. To the front, the living room provides a comfortable and inviting space, flowing seamlessly into the dining area to create an open-plan feel ideal for both everyday living and entertaining. From here, double doors lead into the conservatory, a bright and versatile additional reception space enjoying views across the rear garden. The dining area also provides access through to the kitchen, which is well connected to a practical utility room, ground floor WC, and an internal door into the integral garage, offering excellent convenience and storage options.

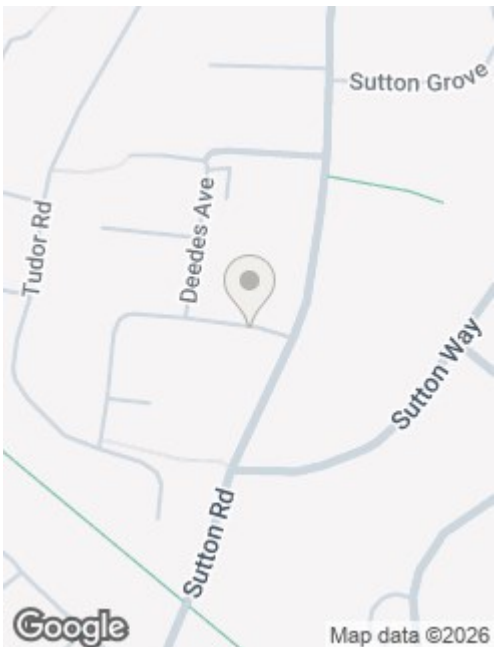
To the first floor, there are three well-proportioned bedrooms together with a family bathroom, providing a balanced and functional layout suitable for a range of buyers.

Externally, the property enjoys an enclosed rear garden, predominantly laid to lawn with a patio seating area, creating a private and manageable outdoor space ideal for relaxing or entertaining. To the front, a driveway provides off-road parking for multiple vehicles.

The home further benefits from double glazing throughout and electric radiators, with no gas mains supply (gas supply is in the street).







Directions

What3words: ///tools.priced.heavy

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

Broadband Speed: Basic 6 Mbps, Superfast 54 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: C

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.

These details are awaiting final approval and may be subject to some changes.







Ground Floor
Floor area 72.5 sq.m. (780 sq.ft.)

First Floor
Floor area 43.4 sq.m. (468 sq.ft.)

Total floor area: 115.9 sq.m. (1,248 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
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