



SAMUEL WOOD

The Old Stables, Bradford Street, Shrewsbury, Shropshire, SY2 5DP

Offers In The Region Of £375,000



# The Old Stables, Bradford Street

Shrewsbury, Shropshire, SY2 5DP



- Exceptional Modernisation Potential
- Versatile Layout With Annexe Area
- Substantial Boarded Attic Space
- Gated Driveway And Carport
- Enclosed Rear Garden Space
- Generous Detached Home On Large Plot
- Scope To Reconfigure Living Space
- Garage With Adjoining Workshop
- Close To Riverside Walks
- EPC Rating D

**\*\* POTENTIAL \* POTENTIAL \* POTENTIAL \*\*** The Old Stables on Bradford Street presents a rare and exciting opportunity to acquire a spacious and highly versatile detached home occupying a generous plot in a sought-after setting. Bursting with potential, this individual property offers outstanding scope for modernisation, reconfiguration and further enhancement (subject to any necessary consents), allowing purchasers to truly create a bespoke home tailored to their own style and requirements.

With flexible accommodation including a self-contained ANNEXE AREA, a substantial attic space and a GARAGE with adjoining WORKSHOP, the property provides an excellent foundation for improvement and future value growth. Ideally positioned close to scenic riverside walks and within easy reach of the town centre, The Old Stables combines location, space and exciting possibilities. Viewing is strongly recommended to fully appreciate the opportunity on offer.

The Old Stables offers well-proportioned and adaptable accommodation, beginning with an entrance porch leading into a spacious reception hall that sets the tone for the home's generous layout. The living room is bright and airy, featuring patio doors opening onto the front garden and a part-glazed door leading through to the kitchen/dining room. While already functional and stylishly refitted, the layout presents clear potential for further contemporary redesign or open-plan enhancement, should buyers wish to create a more modern living environment.

Beyond the main living space lies a self-contained ANNEXE AREA (non standard construction) comprising a sitting room, bedroom and modern shower room. This highly flexible section of the property offers tremendous versatility — ideal for guest accommodation, multi-generational living, home working or incorporation into the main house to create an even larger primary living space.

Upstairs, the first floor provides three well-proportioned bedrooms and a contemporary refitted shower room. From the landing, a loft ladder gives access to a substantial boarded roof space. This useful and versatile area offers excellent storage and clear potential for conversion into additional accommodation, subject to any necessary consents.

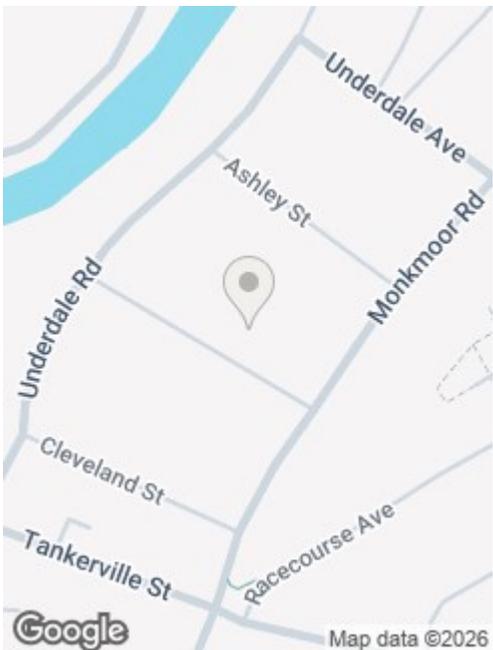
Externally, the property is approached from Bradford Street via gated access, leading to a private driveway and a lawned front garden with mature planting. A generous carport measuring 30'3" x 9' further enhances the practicality of the plot and offers potential for enclosure or redevelopment, if desired.

To the rear, the enclosed garden includes a gravelled area, lawn and patio — an ideal canvas for landscaping or further outdoor enhancement. A charming timber summer house adds character, while the brick-built garage with adjoining workshop/store offers excellent space for hobbyists, storage or possible conversion (subject to consents).

Overall, The Old Stables represents a compelling opportunity to modernise and add value to a substantial detached home in a prime and convenient location.







## Directions

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

Broadband Speed: Basic 15 Mbps, Superfast 115 Mbps & 10,000 Ultrafast Mbps  
\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: No Risk.

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: E

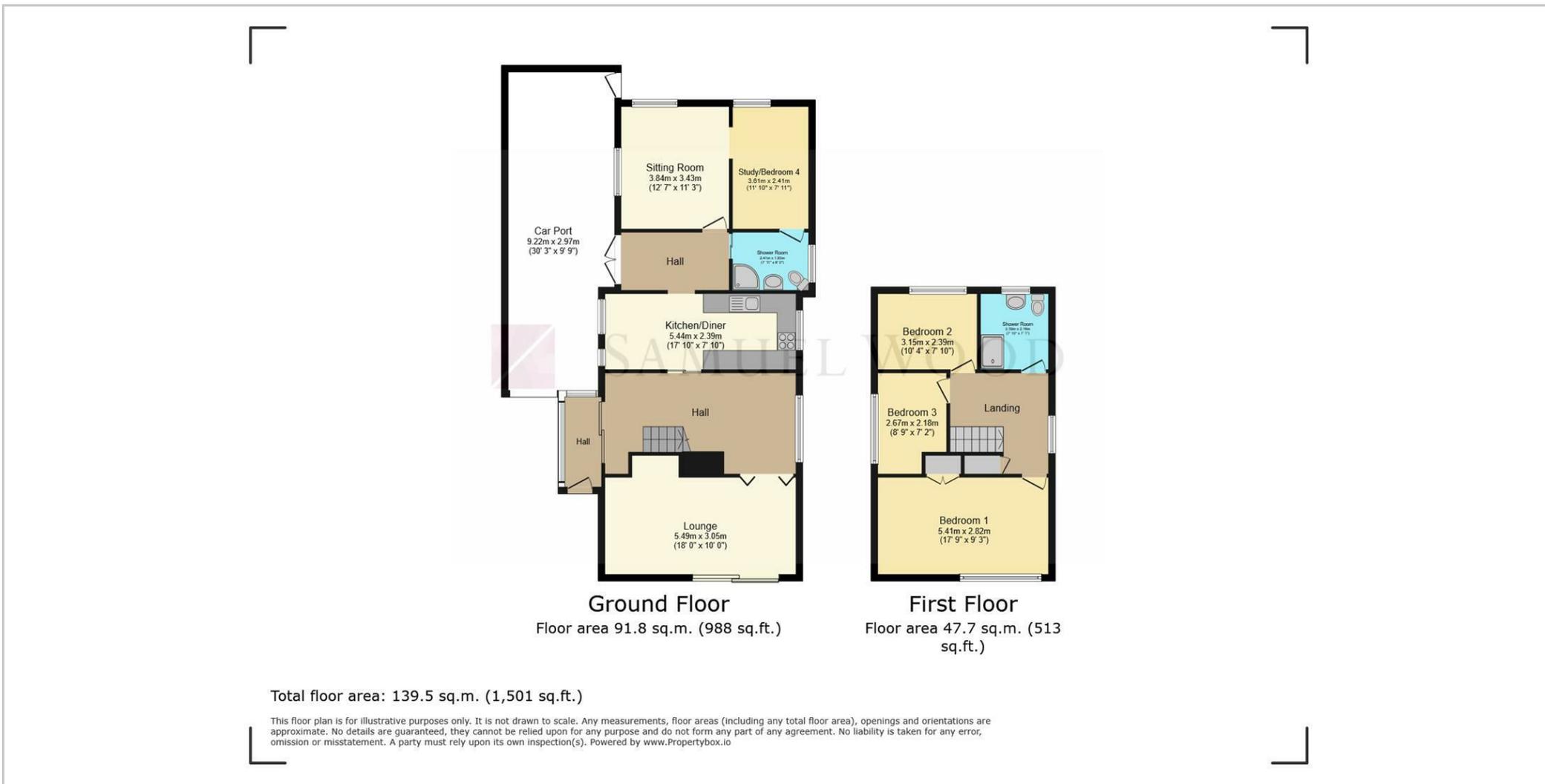
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.

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







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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