



SAMUEL WOOD

12 Mallard Close, Sundorne Meadows, Shrewsbury, Shropshire, SY1 4UF

Offers In The Region Of £225,000



12 Mallard Close

Sundome Meadows, Shrewsbury, Shropshire, SY1 4UF



- Quiet Cul-De-Sac Setting
- Bright Living Room with Bay Window
- French Doors to Rear Garden
- Private Lawned Garden with Patio
- Convenient for Schools and Amenities
- Well Presented Modern Terraced Home
- Open Plan Kitchen & Dining Space
- Two Doubles plus Single Bedroom
- Allocated & Visitor Parking
- EPC Rating C

Nestled quietly at the end of a peaceful cul-de-sac, this attractive terraced home offers an ideal balance of comfort, convenience and privacy. Well maintained and thoughtfully designed, it provides a relaxed setting for modern living, complemented by a private rear garden and off-road parking. The property enjoys a desirable position on the edge of town, within easy reach of local schools, retail parks and leisure facilities, while benefiting from excellent transport links via the nearby bypass. With its appealing outlook, quiet surroundings and practical layout, this home presents an excellent opportunity for first time buyers, small families or those seeking a well connected yet tranquil location.

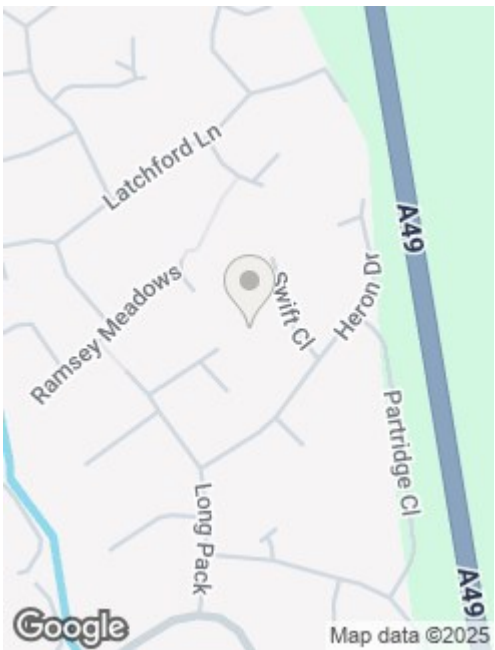
Stepping inside, the property opens with a welcoming entrance porch leading into a spacious living room, enhanced by a feature bay window that fills the space with natural light. To the rear, a lovely open-plan kitchen and dining area provides plenty of storage and workspace, with glazed doors opening directly to the garden - perfect for socialising or outdoor dining.

Upstairs, there are two comfortable double bedrooms, one benefiting from fitted wardrobes, along with a generous single bedroom and a well appointed family bathroom with shower.

The private rear garden is mainly laid to lawn with a paved terrace, timber store and planted borders, creating a low-maintenance outdoor retreat. Allocated and visitor parking complete the picture of this inviting, well-located home.







Directions

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

Broadband Speed: Basic 15 Mbps, Superfast 64 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

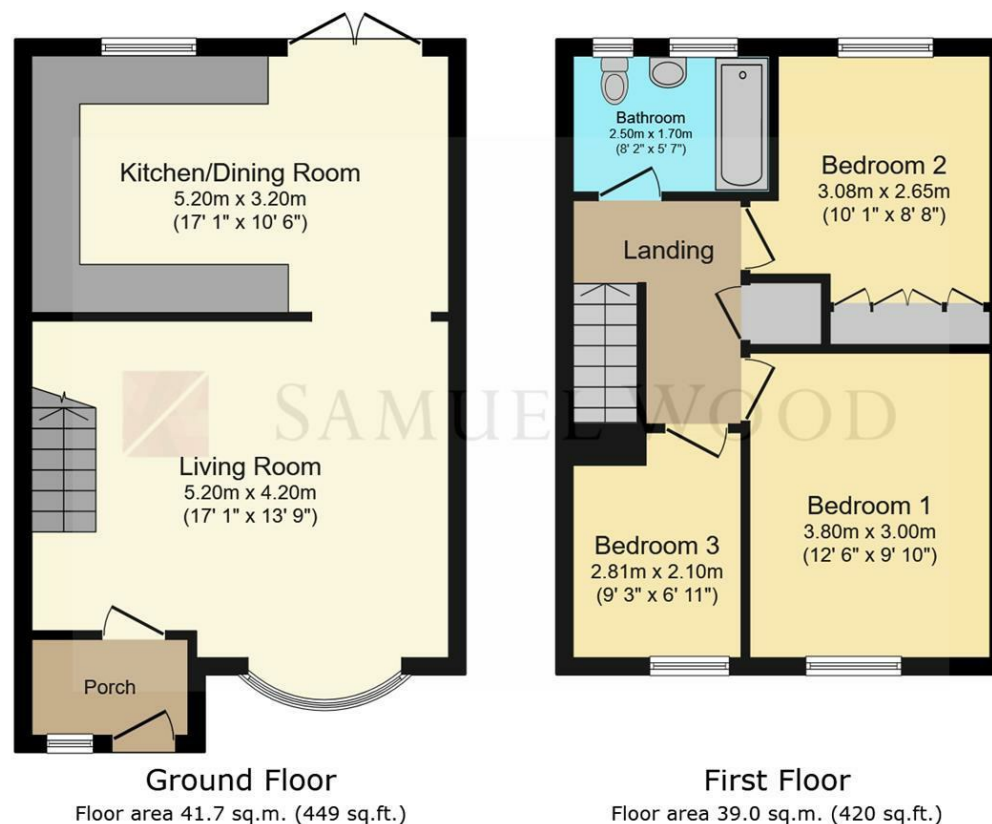
Council Tax Band: B

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.







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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