



SAMUEL WOOD

32 Ryelands, Shrewsbury, Shropshire, SY3 9BZ

Offers In The Region Of £375,000



32 Ryelands

Shrewsbury, Shropshire, SY3 9BZ



- Detached Bungalow
- Three Generous Bedrooms
- Ensuite and Master Bathroom
- Cul-de-sac Location
- Gas Central Heating
- NO UPWARD CHAIN
- Good Communication Links
- Sought after School Catchments
- Attractive Garden
- EPC Rating D

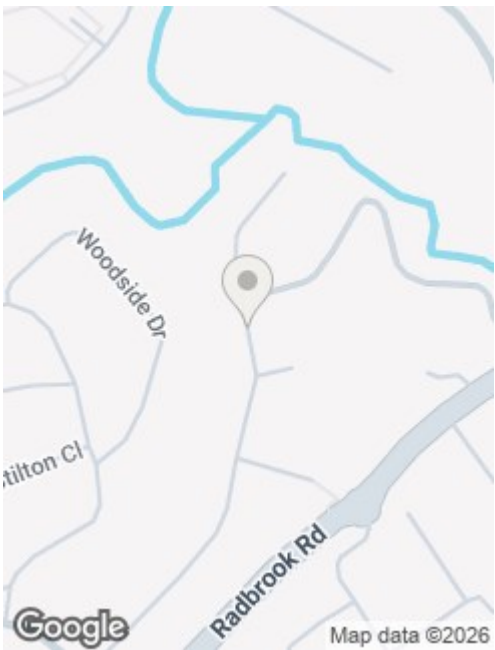
Samuel Wood are delighted to offer to market this beautifully positioned three bedroom detached bungalow. 32 Ryelands is situated on the sought-after west side of Shrewsbury, a short distance from the Town Centre, with good communication links to the A5, A49 and M54. Offered with no upward chain, this is an exciting opportunity for buyers to create a home tailored to their own style in a popular and well-connected location.

Upon entry you are welcomed by a reception hall leading to a generous sized living room and a separate dining room providing versatility and plenty of spacious living areas. The kitchen is well proportioned and offers scope for redesign and modernisation. The property benefits from three good sized bedrooms, a private en-suite and family bathroom, making this a practical home with flexible living arrangements.

Externally, the bungalow is complemented by a garage and driveway, providing excellent off-road parking options. The rear garden is fully enclosed and designed for low maintenance to ensure a private and relaxing outdoor space. The large tree in front will shortly be removed.







Directions

From Radbrook Road turn onto Crowmeole Lane and immediately right onto Ryelands. Follow the road most of the way and the property is located on your right.

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

Broadband Speed: Basic 4 Mbps, Superfast 41Mbps & Ultrafast 2300Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk: Some Risk (Ask agent)

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.







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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