



SAMUEL WOOD

3 Mayfield Close, Shrewsbury, Shropshire, SY1 4BF

Offers Over £270,000



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Shrewsbury, Shropshire, SY1 4BF



- Attractive Three-Storey Semi-Detached Home
- Generous Kitchen Dining Living Space
- Sunshine Throughout The Day
- Integral Garage And Gated Side Access
- Excellent A5 And M54 Connectivity
- Two Upper-Floor Bedrooms With Ensuites
- First Floor Spacious Living Room
- Levelled Driveway With Ample Parking
- Low-Maintenance Block-Paved Rear Garden
- EPC Rating C

Occupying an enviable position on the edge of town, this attractive semi-detached home offers modern, versatile living arranged over three floors. Ideal for commuters, the property provides excellent access to the A5 and M54 motorway network, while shops, schools, supermarkets and recreational facilities are all within easy reach. The home combines practical everyday living with a particularly appealing outdoor space, including a low-maintenance block-paved rear garden enjoying sunshine throughout the day. The levelled front driveway provides parking for two to three cars, alongside an integral garage, while gated side access adds further convenience. Security cameras, a recently upgraded oven and hob, and generous storage further enhance the property's appeal. A superb choice for modern family living with flexibility for home working.

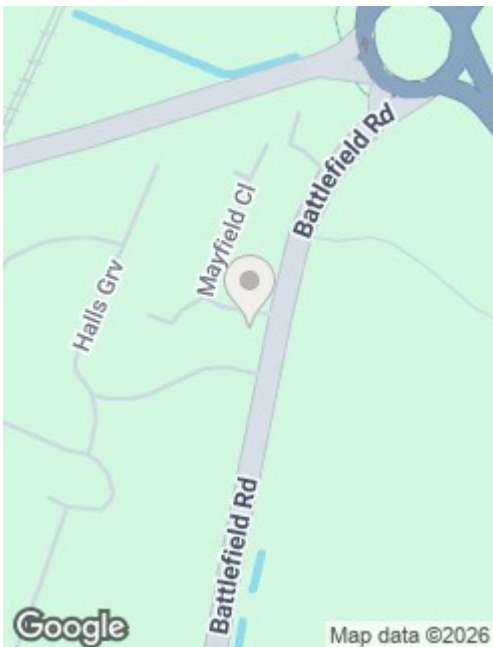
The ground floor provides a welcoming entrance hallway with a useful WC, storage cupboard and access through to the integral garage. The heart of the home is the generous kitchen, dining and living space, creating an ideal setting for both everyday life and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light into the space and providing a seamless connection with the outdoors. The kitchen benefits from a newer oven and hob, installed approximately two years ago.

The first floor offers a spacious living room with Juliet balcony, providing an attractive elevated outlook, together with a further bedroom currently suited to use as an office or occasional bedroom and a family bathroom. Stairs continue to the second floor, where two well-proportioned bedrooms are each complemented by their own en-suite shower room. This three-storey arrangement provides excellent flexibility, with the upper floor particularly well suited to those seeking additional privacy for family members, guests or working from home.

Externally, the front of the property has been levelled to create a generous driveway with parking for approximately two to three cars, in addition to the integral garage. To the rear, the garden has been updated with attractive block paving, creating an easy-maintenance outdoor space that is well suited to relaxing and entertaining. The garden benefits from sunshine throughout the day, while gated side access provides useful practicality. Security cameras also provide an additional feature for the property.







Directions

What3words: ///nurse.vital.lance

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

Broadband Speed: Basic 16 Mbps, Superfast 80 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

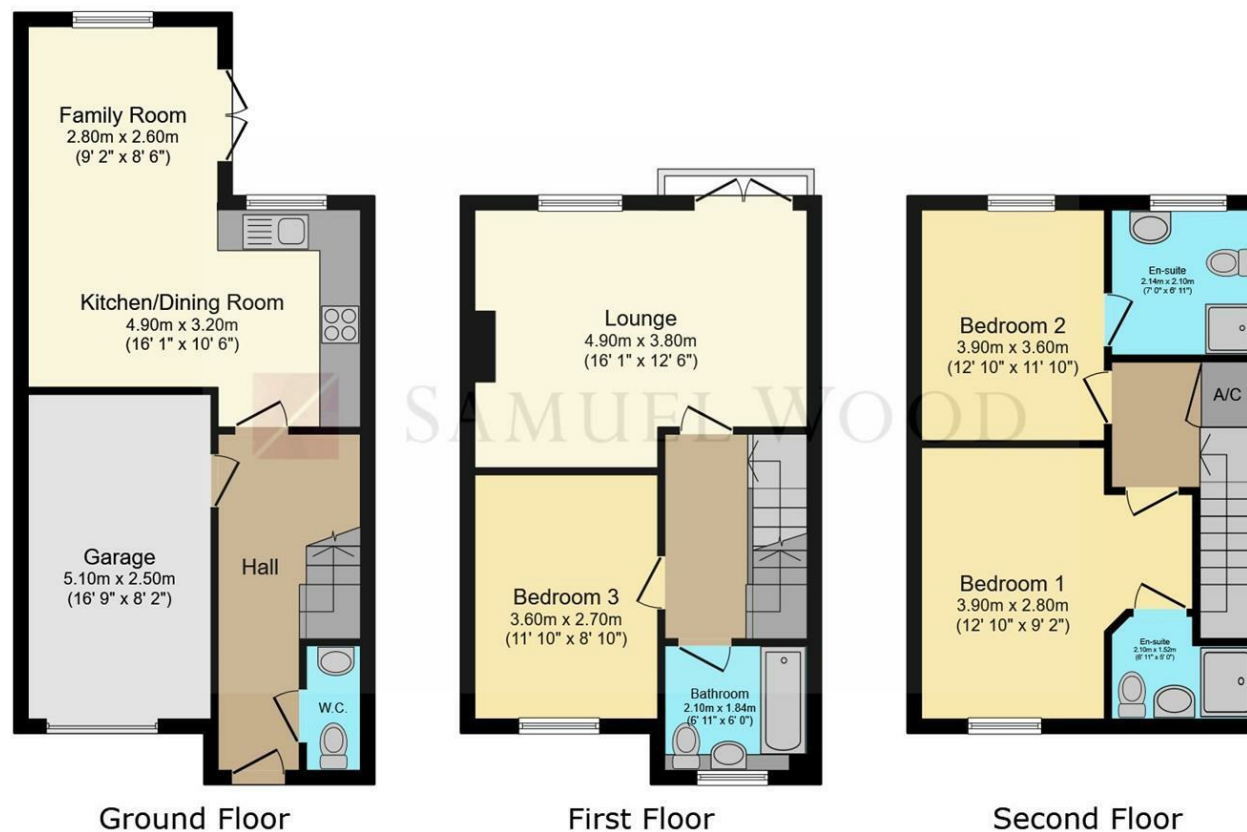
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.







Total floor area: 121.0 sq.m. (1,302 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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