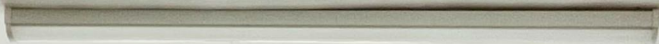




SAMUEL WOOD

131 Judith Butts Gardens, Shrewsbury, Shropshire, SY2 5SE

Asking Price £220,000



131 Judith Butts Gardens

Shrewsbury, Shropshire, SY2 5SE



- Sought After Monkmoor Location
- Spacious Reception Room / Dining Area
- Three First Floor Bedrooms
- Large Garden with Covered Seating
- On Street Parking Available
- Ground Floor Study & Shower Room
- Contemporary Kitchen Space
- Modern Family Bathroom Suite
- New Boiler Installed 2024
- EPC Rating D

Samuel Wood is delighted to offer for sale this well presented family home on Judith Butts Gardens. Situated in the popular Monkmoor area of Shrewsbury, 131 Judith Butts Gardens enjoys a convenient position close to a range of local amenities including schools, shops, pubs, riverside walks and frequent bus links into the town centre. Boasting spacious contemporary living complemented by gardens to the front and rear, this property has been enhanced with new windows and doors throughout, alongside a new boiler and pump installed approximately two years ago. Viewing is highly recommended by the selling agent.

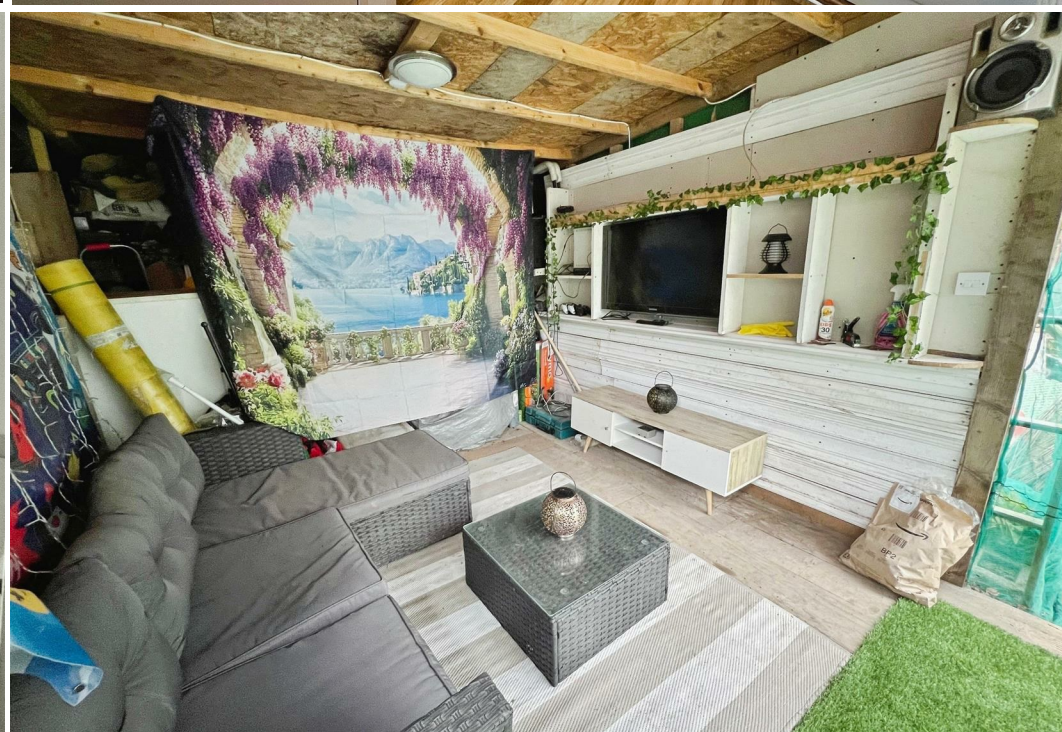
Internally, the property provides a spacious and flexible layout. The main house offers a well-balanced layout, with a spacious reception room that flows through to a dining area, creating a sociable and practical living environment. The contemporary kitchen has an integrated oven and hob and serves the main accommodation, alongside access to extra living space. This includes a study, shower room, WC and storage area. This space benefits from its own door directly leading out to the rear garden and is subject to an indemnity policy.

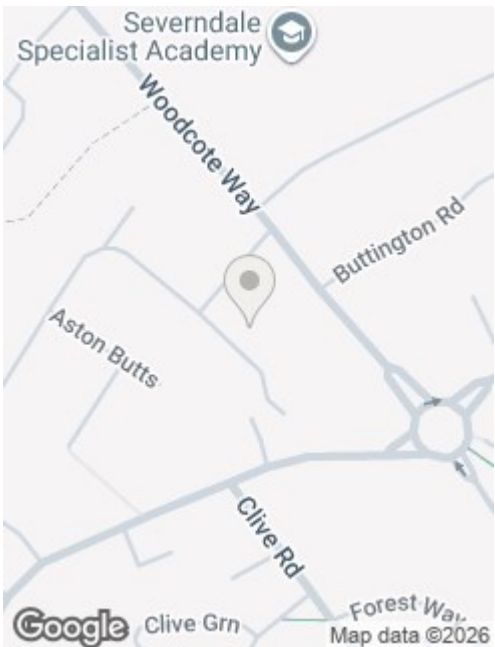
Upstairs, there are three good sized bedrooms together with a modern family bathroom. The property has also benefited from improvements including new windows and doors throughout, as well as a boiler and pump installed approximately two years ago.

Externally, the rear garden is a standout feature, being generously sized and offering a covered seating and TV area ideal for all-season use. To the front, there is on-street parking available.

Monkmoor remains a highly sought-after residential area, well served by local amenities and offering easy access into Shrewsbury town centre.







Directions

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

Broadband Speed: Basic 8 Mbps, Superfast 44 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: A

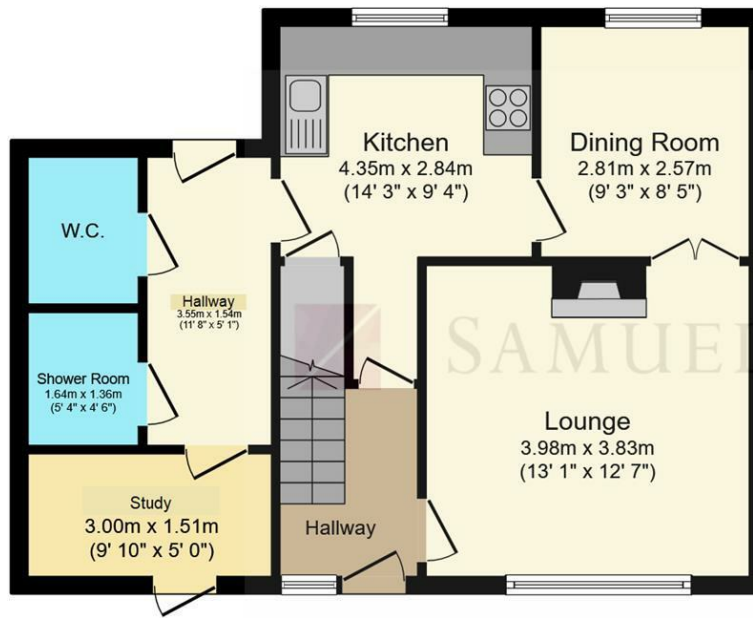
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.

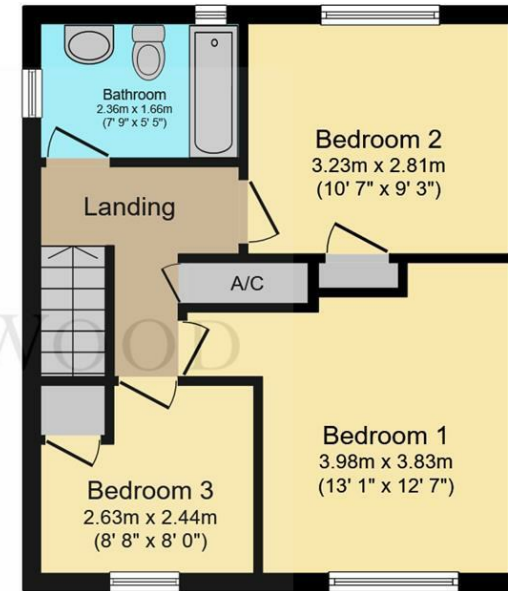
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.







Ground Floor
Floor area 43.6 sq.m. (470 sq.ft.)



First Floor
Floor area 38.0 sq.m. (409 sq.ft.)

Total floor area: 81.6 sq.m. (878 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
2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF
Tel: 01743 272710 | shrewsbury@samuelwood.co.uk