



SAMUEL WOOD

71 Frankwell, Shrewsbury, Shropshire, SY3 8JR

Offers In The Region Of £249,950



# 71 Frankwell

Shrewsbury, Shropshire, SY3 8JR



- Versatile Grade II Listed four-bedroom townhouse
- Living room, kitchen and utility area
- Two double bedrooms & bathroom on first floor
- Decked rear area with external store
- NO UPWARD CHAIN - Gas Boiler installed 2023
- Prime location a short walk from the town centre
- Downstairs shower room
- Two additional bedrooms on second floor
- Potential for improvement and modernisation
- EPC Rating E

71 Frankwell is a versatile, spacious four-bedroom property located just a short walk from Shrewsbury town centre, the renowned Shrewsbury Quarry and scenic riverside walks. With accommodation arranged over three floors, this property offers ample living space and is being sold with no upward chain, making it an ideal opportunity for potential buyers/investors. Viewing is highly recommended to appreciate its prime location and the accommodation on offer.

71 Frankwell is a four-bedroom townhouse offering a blend of character and provides potential for further enhancement. The ground floor comprises an entrance hall leading to a comfortable living room, kitchen and utility area and a downstairs shower room. These spaces provide a solid foundation for modern updates, giving the new owners an opportunity to enhance and personalise the home.

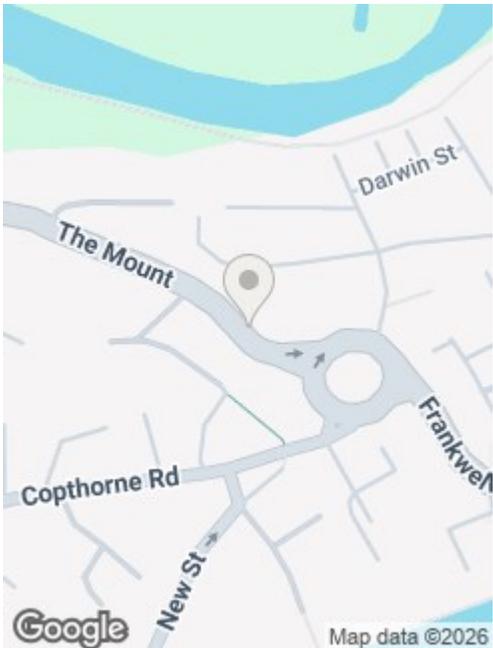
The first floor features two generously sized double bedrooms and a family bathroom. The rooms are well-proportioned, offering plenty of natural light, and with a bit of modernisation could be transformed into inviting, contemporary spaces. On the second floor, there are two further bedrooms, which could serve as additional bedrooms, home offices, or hobby rooms, allowing flexibility in how the home is utilised.

The property is approached from Frankwell under the archway, a gated decked area leads to the entrance and also benefits from an external store for added convenience.

Situated in the desirable Frankwell area, just a short walk from Shrewsbury town centre, riverside walks, and the renowned Shrewsbury Quarry, this home presents an exciting opportunity for buyers to improve and add value in a prime location.







## Directions

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage. Gas boiler installed 2023.

Broadband Speed: Basic 15 Mbps, Superfast 73 Mbps.

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: A

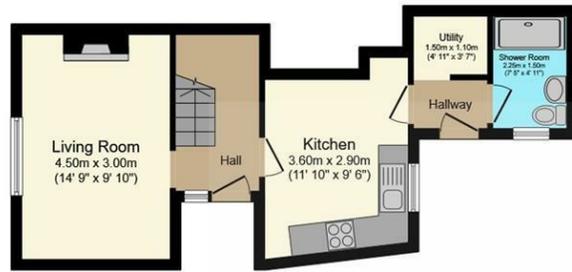
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.

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







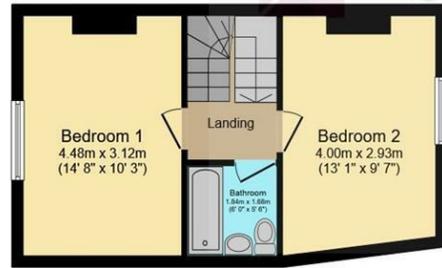
**Ground Floor**

Floor area 36.8 m<sup>2</sup> (396 sq.ft.)



**Second Floor**

Floor area 32.9 m<sup>2</sup> (354 sq.ft.)



**First Floor**

Floor area 34.6 m<sup>2</sup> (372 sq.ft.)

**TOTAL: 104.3 m<sup>2</sup> (1,123 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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