



SAMUEL WOOD

3 Chestnut Close, Shrewsbury, Shropshire, SY3 8UJ  
Offers In The Region Of £435,000







# 3 Chestnut Close

Shrewsbury, Shropshire, SY3 8UJ



- Sought After Cul De Sac Location
- Reception Hall with Guest Cloakroom
- Spacious Living Room with Garden Access
- Driveway Parking for 3/4 Cars
- No Upward Chain
- Generous Plot Extending to 0.14 Acre
- Breakfast Kitchen & Separate Dining Room
- Four Bedrooms & Walk In Shower Room
- Integral Garage & Landscaped Rear Garden
- EPC Rating C

Nestled in a lovely cul de sac, 3 Chestnut Close is a detached home set on a generous 0.14 acre plot in one of Shrewsbury's most sought after locations. The property boasts beautifully landscaped gardens and a spacious driveway with parking for three to four vehicles. Ideally positioned, it offers excellent access to the Royal Shrewsbury Hospital, highly regarded schools, local amenities and superb transport links to the A5, M54 and beyond. The property will benefit from a scheme of modernisation, providing buyers with the opportunity to create a home tailored to their own style. Offered with no upward chain, this home is perfect for families or professionals with its setting, plot and potential, it is not to be missed. Viewing is recommended.

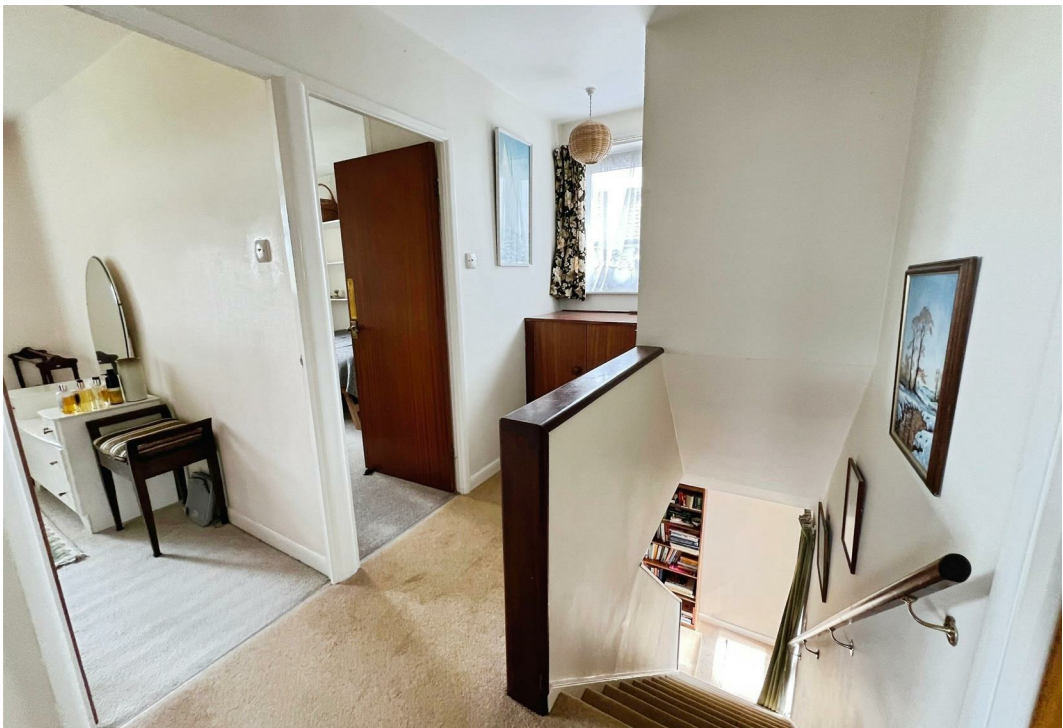
The property welcomes you with a bright reception hall, guest cloakroom, a front facing dining room and fitted breakfast kitchen. To the rear, the spacious living room is filled with natural light from a large picture window and door opening directly onto the beautiful garden, creating the perfect space for relaxing or entertaining. Upstairs, there are four comfortable bedrooms along with a spacious walk in shower room.

While the property would benefit from a scheme of modernisation, it presents an exciting opportunity to design a home that reflects your own style in this highly desirable location.

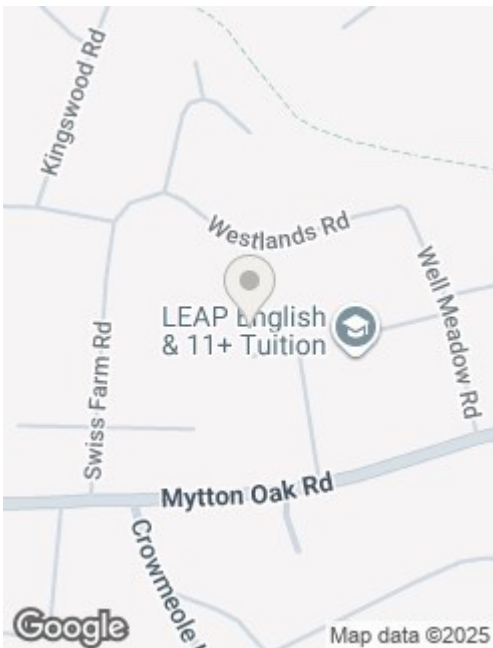
Outside, the home continues to impress with a generous driveway, neat front lawn and an integral garage. The beautifully landscaped rear garden provides a private and tranquil retreat, with gated access to both sides of the property. With its combination of space, potential and convenience close to excellent schools, the Royal Shrewsbury Hospital and key road links, this property is offered with no upward chain and is ready to become a wonderful family home.











## Directions

what3words ///paused.large.laptop

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

Broadband Speed: Basic 5 Mbps, Superfast 80 Mbps & Ultrafast 10,000 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: 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.

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









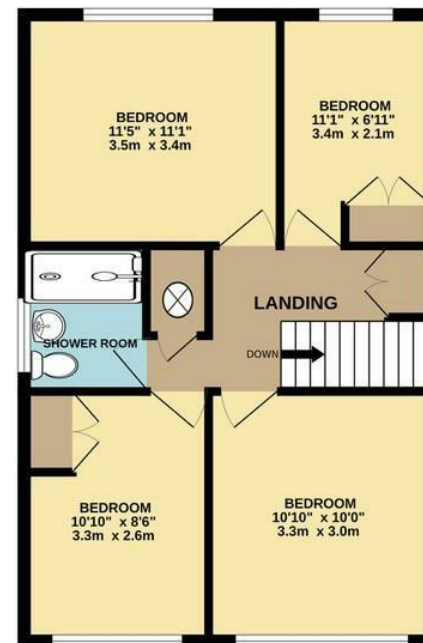


## Floor Plans

GROUND FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (111.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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