



SAMUEL WOOD

14 Hendrick Crescent, Shrewsbury, Shropshire, SY2 6JF

Asking Price £250,000



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Shrewsbury, Shropshire, SY2 6JF



- Beautiful Three Bedroom Home
- Spacious Open Plan Living Area
- Convenient Downstairs WC
- Low Maintenance Rear Garden
- Move In Ready
- High Specification Modern Kitchen
- Principal Bedroom with En-Suite
- Modern Family Bathroom
- Two Allocated Parking Spaces
- EPC Rating B

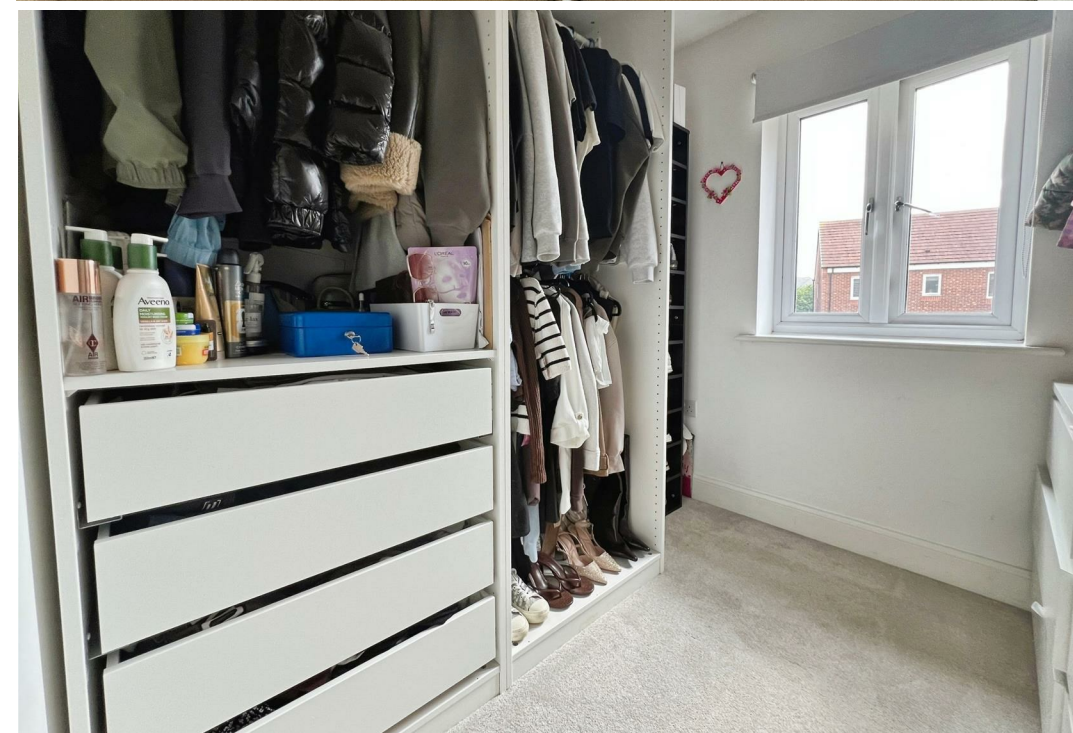
Beautifully presented throughout, this modern three-bedroom terraced home offers stylish, contemporary living in a sought-after residential location, well suited for commuters, offering convenient access to the A5/M54 motorway network, and is within easy walking distance of a local primary school, supermarket, and independent shops. Ideal for first-time buyers, young families or investors this property boasts a high-specification, combining modern finishes with functional living space, this is a fantastic opportunity to purchase a home ready to move straight into. Viewing highly recommended.

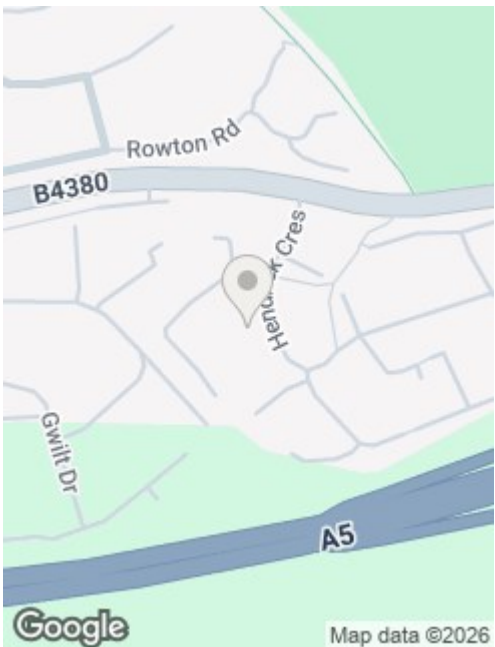
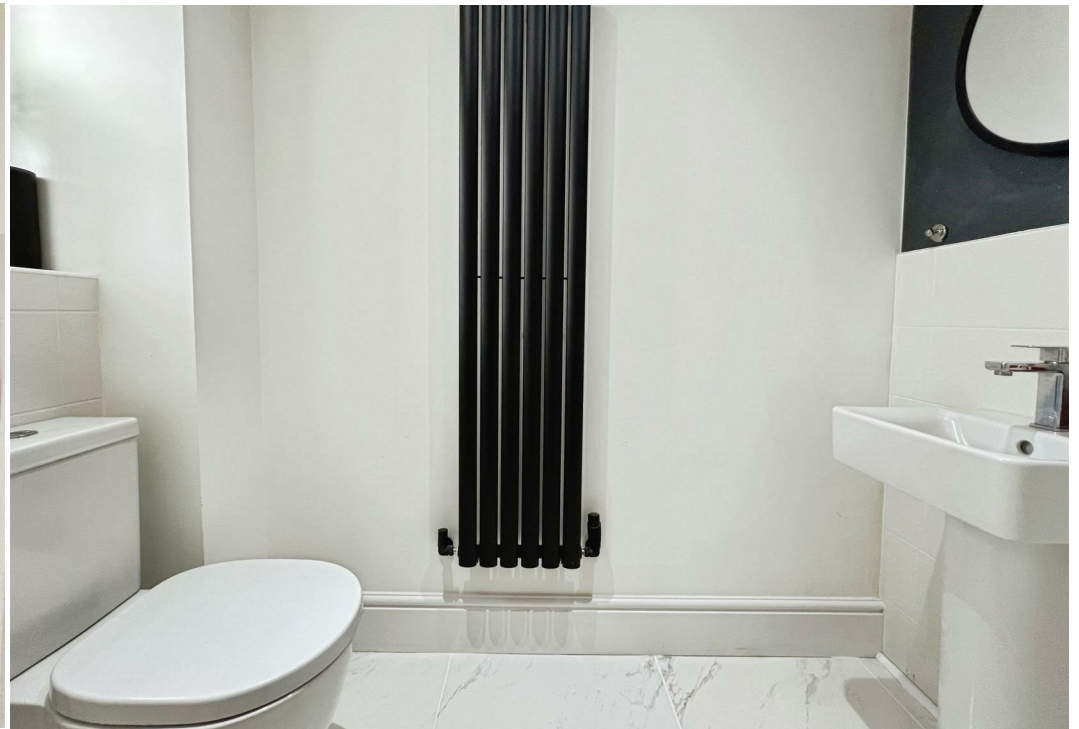
The welcoming entrance leads into a bright and stylish home featuring a contemporary high-specification fitted kitchen and a convenient downstairs WC. To the rear, the impressive open-plan living and dining room provides an excellent space for everyday family life and entertaining, with direct access to the rear garden.

The first floor offers three well-sized bedrooms, including a spacious principal bedroom benefitting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, all presented to a high standard.

To the front, the property benefits from two allocated parking spaces. The enclosed rear garden has been designed for low-maintenance living, featuring artificial lawn and a decked seating area, making it an ideal space for outdoor dining, entertaining or simply relaxing.







Directions

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

Broadband Speed: Basic 22 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

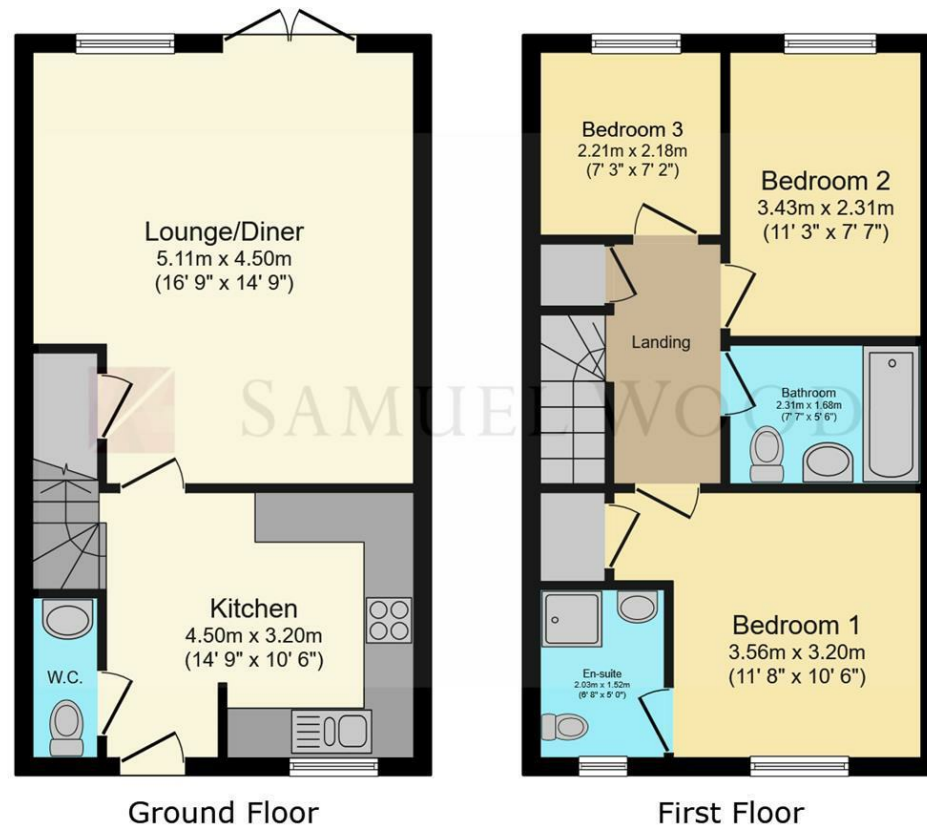
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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: 74.5 sq.m. (802 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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