SAMUEL WOOD

9 Woodpecker Close, Shrewsbury, Shropshire, SY1 4UB

Offers Over £185,000

# 9 Woodpecker Close

Shrewsbury, Shropshire, SY1 4UB

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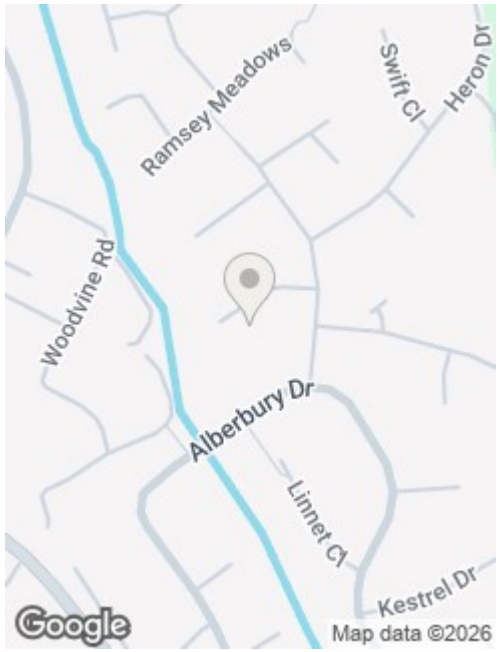
- No Onward Chain
- Spacious Living Room
- Newly Laid Driveway Parking
- Opportunity to Modernise
- Excellent Road and Transport Links
- Two Bedroom Mid Terrace
- Conservatory to the Rear
- Landscaped Low Maintenance Garden
- Popular North Shrewsbury Location
- EPC Rating D

Offered to the market with no onward chain, this well-proportioned two-bedroom mid-terrace home presents an excellent opportunity for first-time buyers, downsizers or investors looking to put their own stamp on a property. The accommodation includes a spacious living room, fitted kitchen and a generous conservatory overlooking a low-maintenance rear garden, creating versatile living space for everyday life and entertaining alike. Outside, the property benefits from a newly laid driveway providing off-road parking together with an attractive landscaped rear garden. Situated in a popular residential location in north Shrewsbury, the property is within easy walking distance of shops, schools, healthcare facilities, parks and Sundorne Sports Village, while excellent access to the A49, A53 and regular bus routes makes commuting straightforward.

The property is entered via an entrance hall leading to the fitted kitchen, which offers a range of base and wall units with ample worktop space. To the rear is a spacious living room with feature fireplace and sliding patio doors opening into a large conservatory, providing an additional reception area filled with natural light and enjoying views over the rear garden.

The first floor comprises two well-proportioned bedrooms together with a family bathroom fitted with a three-piece suite. The property would benefit from a degree of cosmetic updating, allowing purchasers the opportunity to modernise and personalise to their own taste.

To the front, a newly laid driveway provides convenient off-road parking. The enclosed rear garden has been attractively landscaped for ease of maintenance, featuring a paved patio, decorative gravel, established planting and a useful timber garden store, offering an ideal space for relaxing or outdoor entertaining.




## Directions

What3words: ///lodge.curving.fixed

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

Broadband Speed: Basic 15 Mbps, Superfast 62 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: B

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.

## Floor Plans

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.