



SAMUEL WOOD

40 Upper Road, Shrewsbury, Shropshire, SY3 9JQ

Offers Over £425,000



40 Upper Road

Shrewsbury, Shropshire, SY3 9JQ



- Sought-After Residential Location
- Four Well-Proportioned Bedrooms
- Ground Floor Guest WC
- Private Driveway And Car Port
- Close To Schools And Amenities
- Charming Detached Family Home
- Two Spacious Reception Rooms
- Landscaped Gardens
- Detached Garage With Electric Door
- EPC tbc

Occupying a desirable position on the ever popular Upper Road, this charming detached home enjoys one of Shrewsbury's most sought-after residential settings. The area is particularly favoured for its excellent selection of highly regarded schools, eateries and everyday amenities, while the historic town centre is just a short distance away, offering an excellent choice of restaurants, bars and boutique shopping. Residents also benefit from beautiful riverside and countryside walks close by, together with excellent road links for commuting. Combining character, generous family accommodation and a private driveway with garage, this is a wonderful opportunity to acquire a home in an established location with recent improvements including new window, roof and patio doors. Viewing is highly recommended to truly appreciate what this home has to offer.

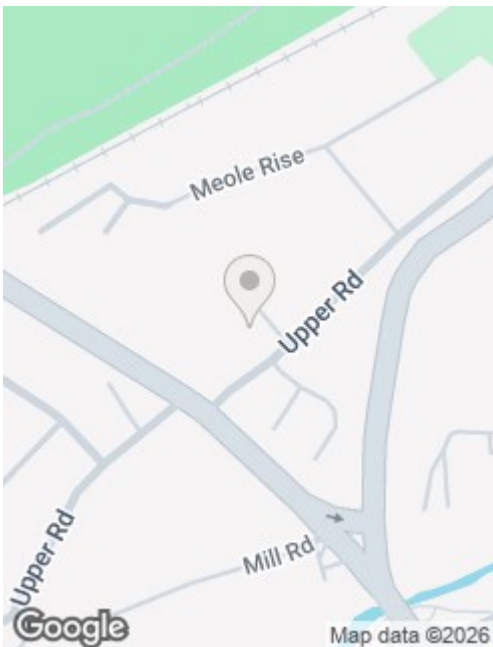
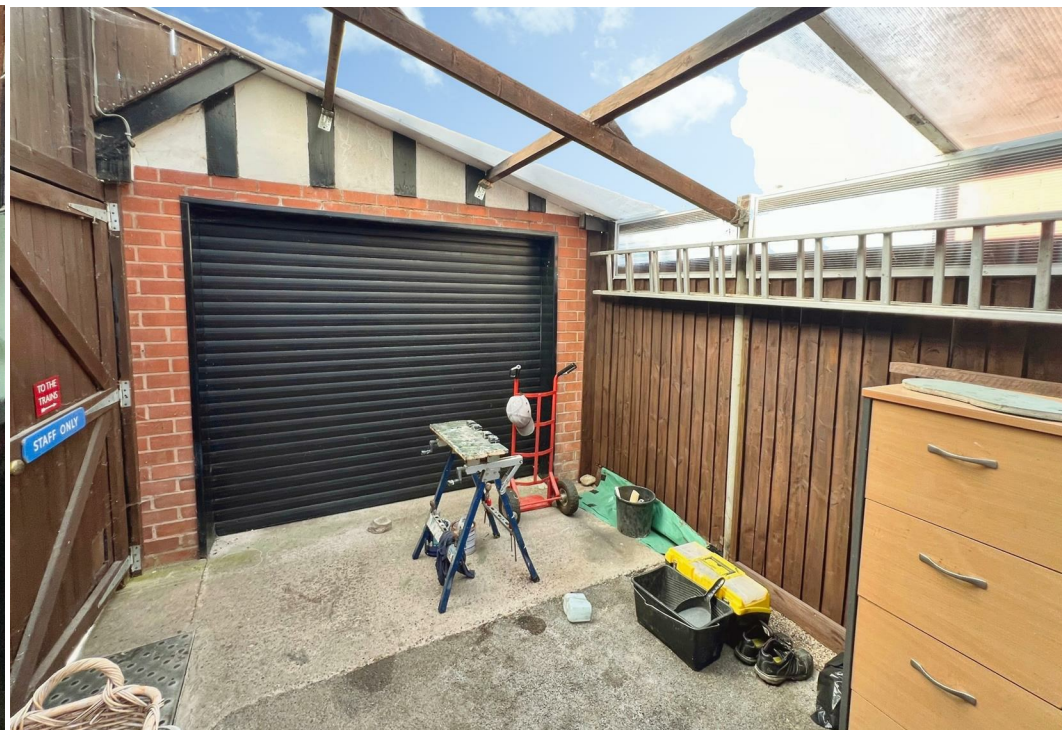
A welcoming entrance porch opens into the hallway with staircase to the first floor and a useful guest WC. The ground floor offers two comfortable reception rooms, including a bay fronted lounge with a log burner and a separate dining room with feature fireplace, providing flexible spaces for relaxing, entertaining or family life. To the rear, the spacious breakfast kitchen offers ample room for dining and benefits from access to the car port, garage and rear garden.

The first floor offers four well proportioned bedrooms offering versatile accommodation to include a nursery, dressing room or home office. A central landing provides access to the principal rooms and the family bathroom with separate toilet, completing a flexible layout to suit a variety of families and lifestyles.

The property benefits from a private driveway leading to a covered car port and garage, providing excellent off-road parking and storage. The rear garden offers a private outdoor space with plenty of space for hosting, gardening or soaking up the sunshine.







Directions

From Meole Roundabout, take the exit onto Roman Road, take the turning right onto Upper Road and the property is a short distance on your left.

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

Broadband Speed: Basic 9 Mbps, Superfast 72 Mbps & Ultrafast 1800 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: D

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.

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







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