SAMUEL WOOD

11 Grasmere Road, Shrewsbury, Shropshire, SY1 4EA

Offers In The Region Of £195,000

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Situated in a popular residential area of Shrewsbury, this three-bedroom mid-terraced property offers a versatile opportunity for investors, first-time buyers or those looking to create a home tailored to their own style and needs. With well-proportioned accommodation throughout, the property offers plenty of flexibility, allowing buyers to adapt and personalise the space to suit their individual requirements and lifestyle. Located to the north of Shrewsbury, with excellent amenities, schooling and road links to the A49, A5, M54 and beyond.

- Ideal Investment or First-Time Purchase
- Mid-Terraced House
- Three Bedroom
- Two Reception Rooms
- Ground Floor Bathroom
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden
- Close to Amenities, Shcools & Road Links
- EPC Rating C

Arranged over two floors, the ground floor comprises an entrance lobby with staircase rising to the first floor, a front reception room featuring a double-glazed bay window, a separate dining room and a fitted kitchen with a range of units and space for a washing machine and electric cooker. The ground floor bathroom includes a bath, wash hand basin and WC.

To the first floor, the landing gives access to three bedrooms. The loft space houses the gas-fired central heating boiler.

Externally, there is a pathway and garden area to the front. To the rear, a fully enclosed garden with perimeter fencing provides a private outdoor space with potential for landscaping or further enhancement.

This is a fantastic opportunity to acquire a property with strong potential in a well-established location.

Services at the property:

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

Broadband Speed: Basic 16 Mbps, Superfast 80 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:

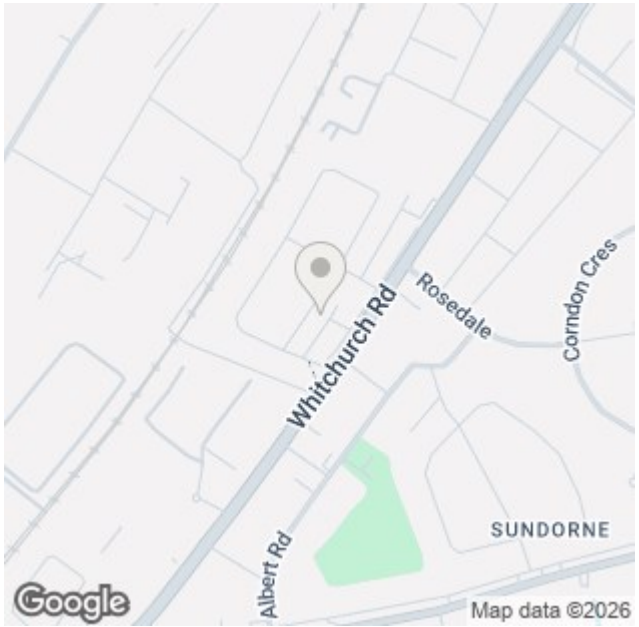
We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Fees:

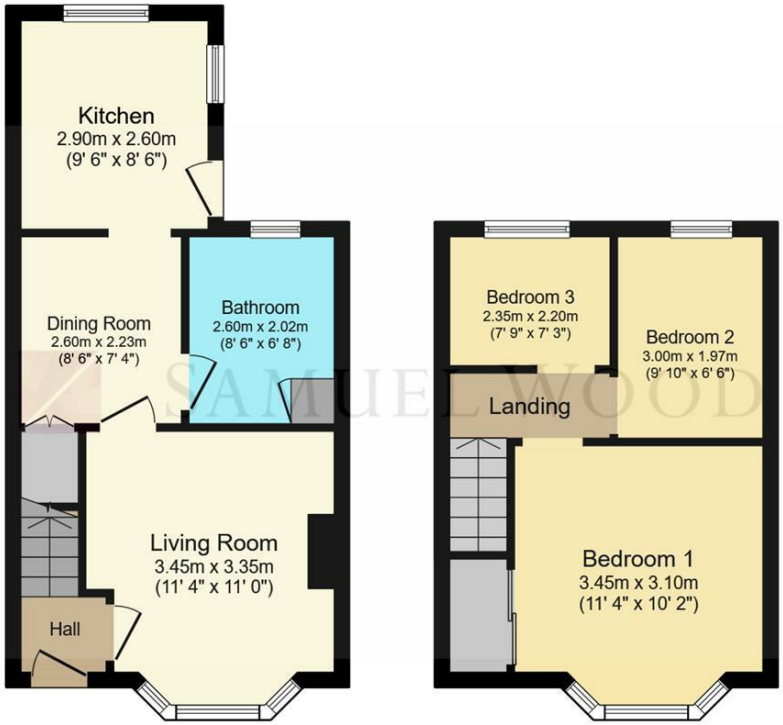
Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

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



Ground Floor
Floor area 34.9 sq.m. (376 sq.ft.)

First Floor
Floor area 27.1 sq.m. (292 sq.ft.)

Total floor area: 62.0 sq.m. (668 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.