



SAMUEL WOOD

56 Whitehouse Gardens, Shrewsbury, Shropshire, SY1 4BY
Offers In The Region Of £200,000



56 Whitehouse Gardens

Shrewsbury, Shropshire, SY1 4BY



- Well Presented Home
- Modern Shower Room
- Spacious Reception Room
- Enclosed Garden
- No Upward Chain
- Recently Improved Throughout
- Three Well Proportioned Bedrooms
- Contemporary Kitchen
- Ground Floor Cloakroom
- EPC Rating D

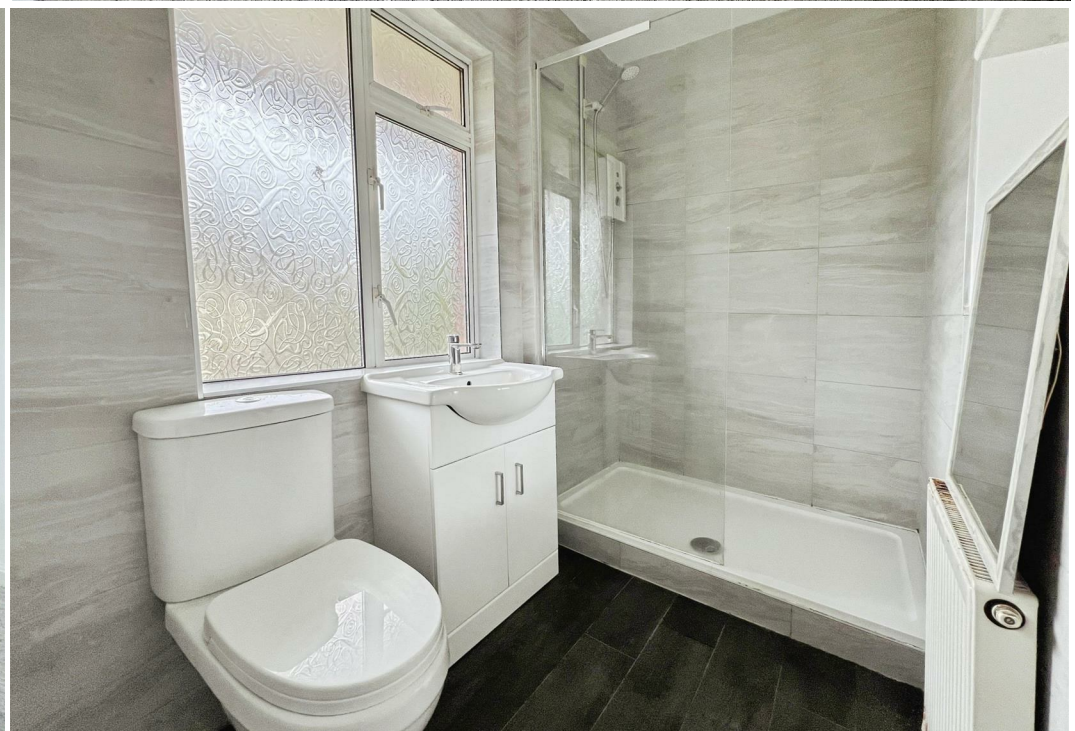
56 Whitehouse Gardens is a well presented three bedroom semi-detached home. Located within easy reach of local amenities, schools, and transport links, the property combines everyday practicality with a comfortable lifestyle setting. Recently redecorated and newly carpeted throughout, the home is ready for immediate occupation, allowing buyers to move straight making it an excellent opportunity for first-time buyers, families, or investors alike. Offered for sale with no onward chain, this is a straightforward purchase in a sought-after location. Viewing is highly recommended.

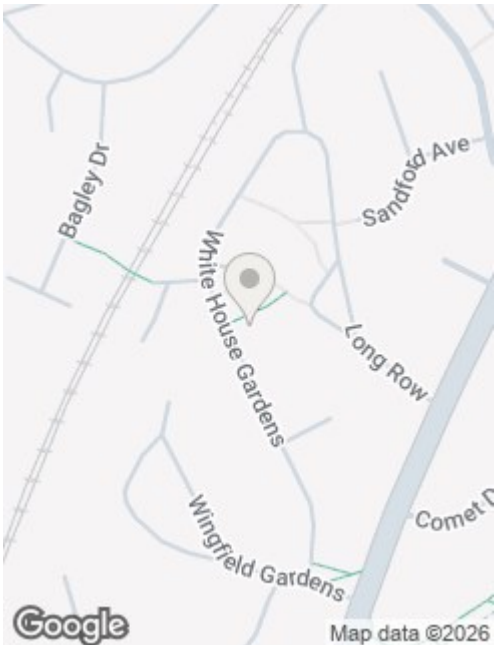
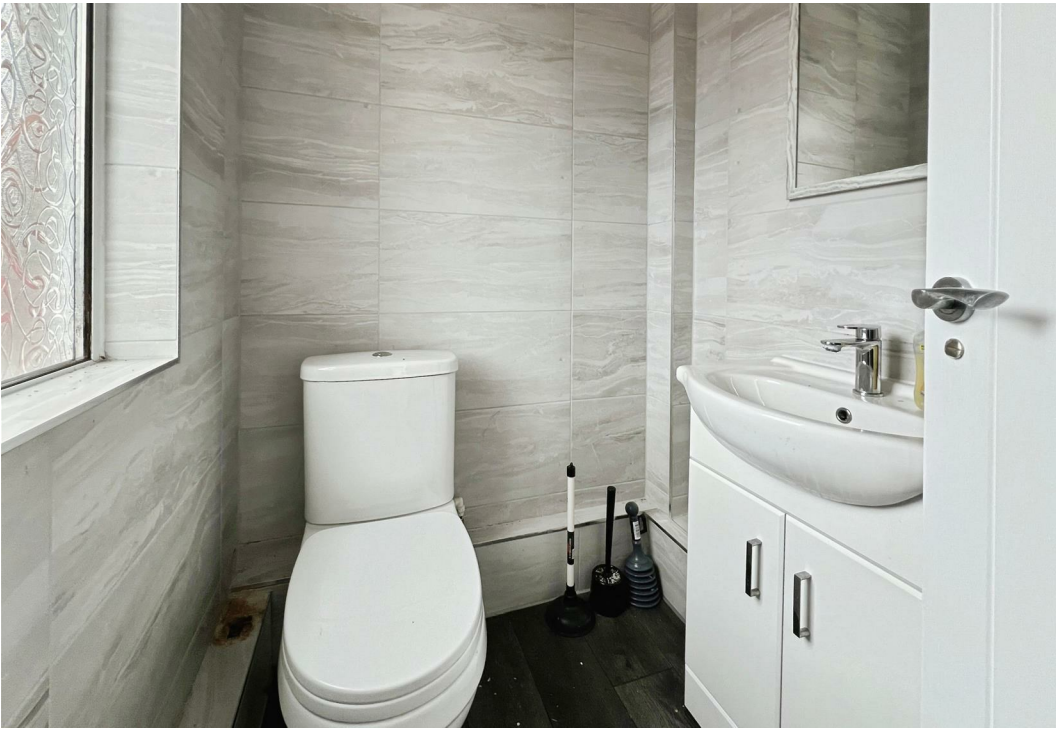
The accommodation comprises a welcoming entrance hall leading to the living room, ideal for relaxation and entertaining, alongside a well-appointed kitchen offering ample storage and a convenient downstairs WC adds to the practicality of the ground floor layout.

Upstairs, the property features three bedrooms, providing flexible space for family living, guests, or home working, along with a modern shower room finished to a good standard.

Externally, the property benefits from a good-sized rear garden, offering plenty of potential for outdoor dining, gardening, or scope to extend.







Directions

From Ditherington Road turn onto Wingfield Gardens. Take the first right onto Whitehouse Gardens and follow the road until you reach number 56 on your right.

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

Broadband Speed: Basic 7 Mbps, Superfast 66 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.







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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