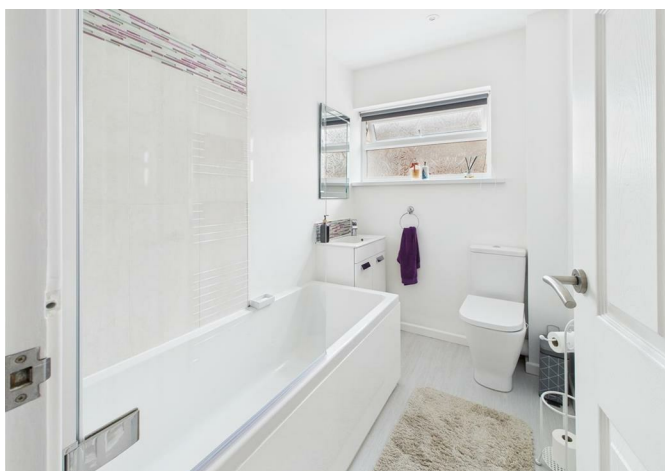
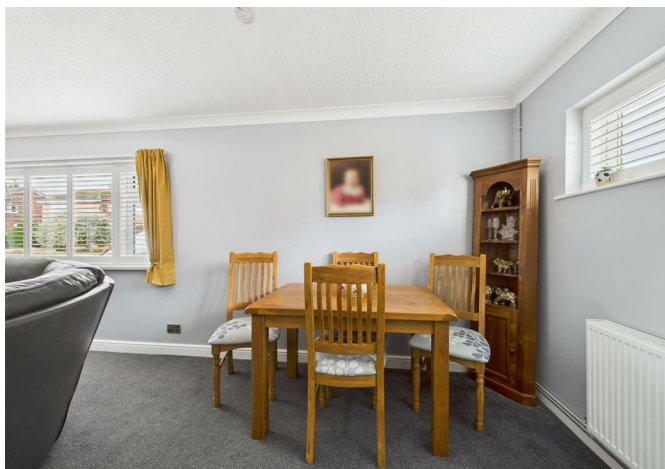




SAMUEL WOOD

3 Willow Place, Shawbury, Shrewsbury, Shropshire, SY4 4JB

Offers In The Region Of £325,000



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Occupying a delightful position in a sought-after residential area of this well-served North Shropshire village, this appealing bungalow has been improved and modernised throughout and is certain to attract strong early interest. Shawbury is a thriving village with an excellent range of facilities, including shops, primary school, medical practice and regular bus services. The location is also highly convenient, being just 9 miles from the county town of Shrewsbury, with its extensive shopping, restaurants, theatre, and celebrated Quarry Park. This is a bungalow of real quality in a prime village setting – appealing to downsizers, professionals and retirees alike. Early viewing is strongly advised to avoid disappointment.

- Stylish Detached Bungalow In Prime Location
- Modernised & Beautifully Presented Throughout
- Spacious Living/Dining Room
- Contemporary Kitchen with Integrated Appliances
- Two Generous Double Bedrooms
- Modern Bathroom Suite
- Driveway Parking, Garage & Private Rear Garden
- Excellent Transport Links, Approx 9 Miles To Shrewsbury
- Thriving Village with Excellent Local Amenities
- EPC Rating D

Located in the popular village of Shawbury, 3 Willow Place is a beautifully presented bungalow that combines comfort, style and convenience, all on one level.

An inviting L-shaped reception hall leads to two generously proportioned double bedrooms and a modern bathroom, fitted with a sleek white suite comprising: bath with shower over, WC and vanity wash hand basin. The well appointed shaker style kitchen, complete with integrated appliances including a double electric oven, gas hob, fridge freezer and dishwasher flows through to the heart of the home - a spacious living/dining room. With its dual aspect windows filling the room with natural light and a welcoming gas coal effect fire, this is the perfect space to relax or entertain in comfort.

The property is further enhanced by its attractive outside space. A large tarmac driveway to the front and side provides ample parking and leads to the garage which has provision for washing machine and tumble drier. The enclosed rear garden offers an excellent degree of privacy, laid mainly to lawn with a patio, mature shrubs, boundary fencing and a garden shed, it provides a peaceful setting for outdoor enjoyment.

Stylish yet practical, this delightful bungalow is ideally suited to those looking for a well maintained home in a sought after village location.

### Services at the property

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

Broadband Speed: Basic 15 Mbps & Superfast 104 Mbps  
\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low.

### Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

### Tenure

We understand the tenure is Freehold.

### 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

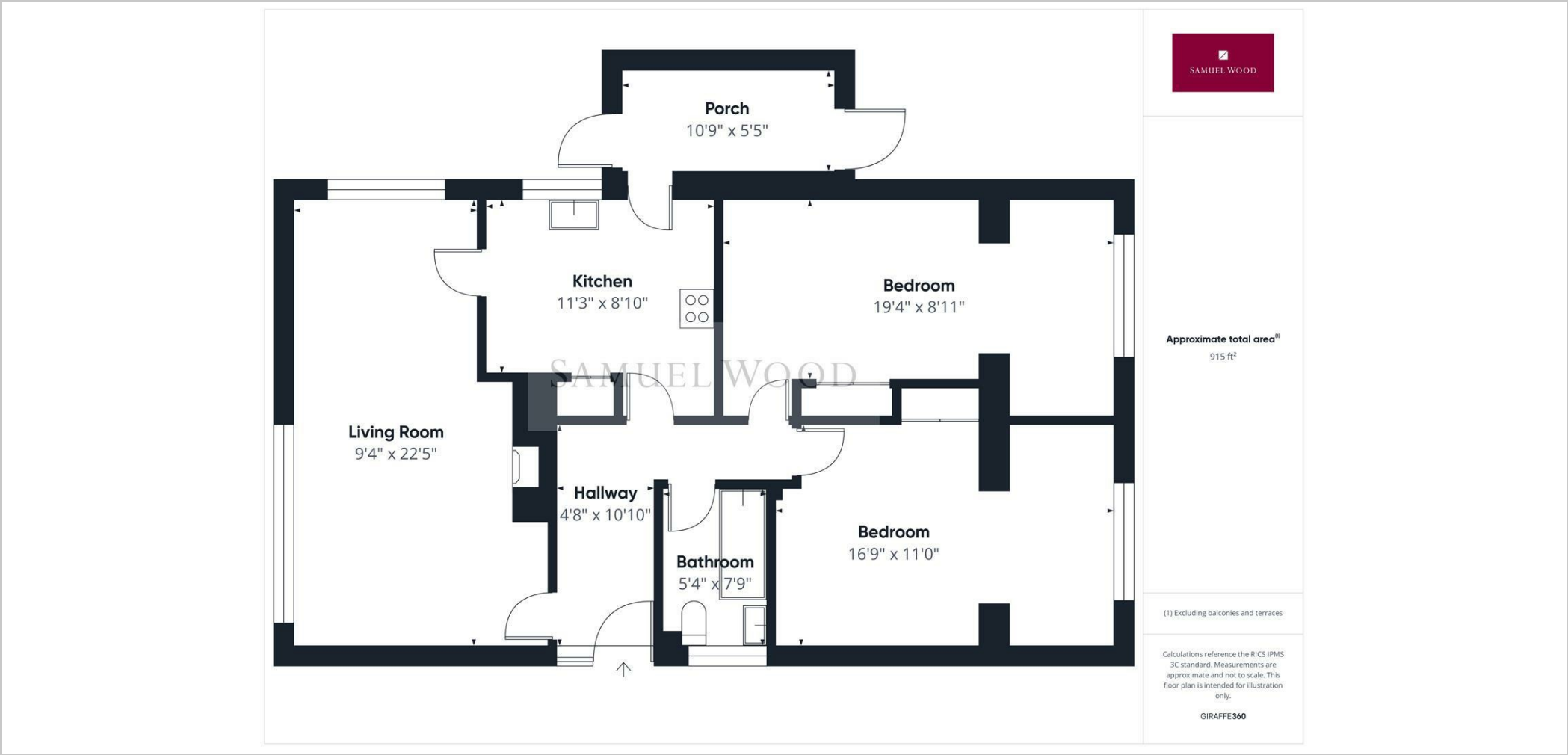
Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

### Draft

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



Floor Plans



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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