

SAMUEL WOOD

5 Longden Green, Shrewsbury, Shropshire, SY3 7HH

Offers In The Region Of £325,000



5 Longden Green

Shrewsbury, Shropshire, SY3 7HH

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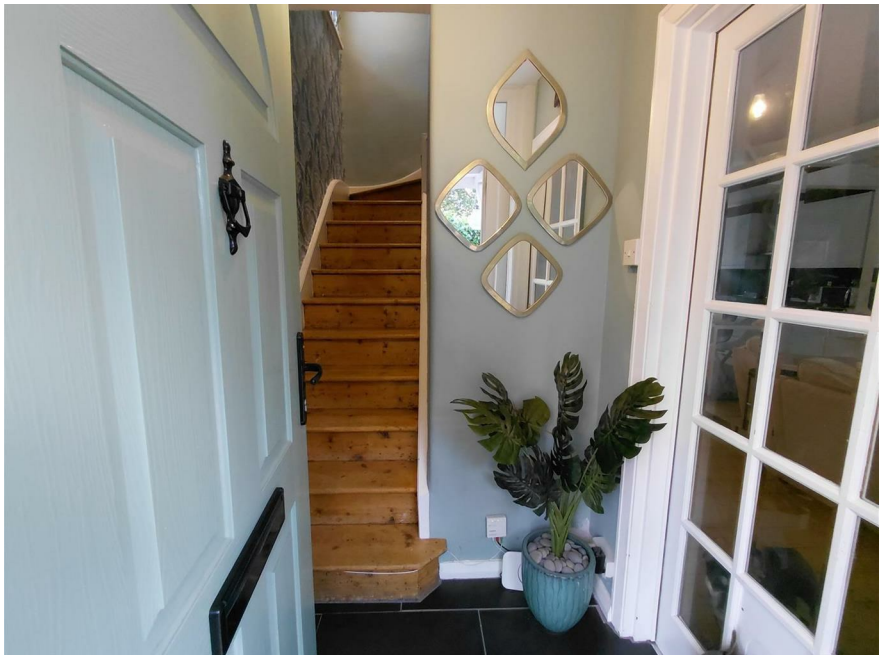
- Southwest Facing Rear Garden
- Three Well Proportioned Bedrooms
- Family Bathroom and En-suite
- Original Wooden Floorboards
- Two Decked Areas For Entertaining
- Excellent School Catchment
- Master Bedroom With Built-In Wardrobe
- Open-Plan Kitchen, Living And Dining
- Characterful Gas Fire
- EPC Rating D

This attractive family home combines a bright, sociable layout with a lovely sense of space. The southwest facing rear garden is a real highlight, offering an appealing outdoor setting for relaxing or entertaining. Original wooden floorboards and the gas fire add character, while the open-plan arrangement creates a natural hub for modern family life. The property also benefits from an excellent school catchment, making it especially appealing to families seeking convenience alongside a desirable setting. Practical touches include useful storage, a covered side return and on-street parking with potential to add a driveway. A characterful home with a green outlook and a garden to enjoy.

The ground floor is centred around a spacious open-plan living and dining area, creating a flexible and welcoming space for everyday family life and entertaining. The lounge benefits from original wooden floorboards and a gas fire, adding warmth and character. The adjoining kitchen/dining room provides a practical connection between cooking, dining and relaxation. A ground floor bathroom provides convenient accessibility for all family members and guests. The first floor provides three bedrooms, including a generous principal bedroom with built-in wardrobe and en-suite, alongside two further bedrooms offering flexibility for children, guests or home working.

The rear garden enjoys a desirable southwest-facing aspect whilst the front has a lovely outlook across the green, creating a pleasant place to relax or entertain. A covered side return runs from the rear gate through towards the garden, providing useful sheltered access and additional practicality. There is also useful understairs storage, accessed externally via the rear door. To the front, there is on-street parking, with the option of adding a dropped kerb in future if desired.







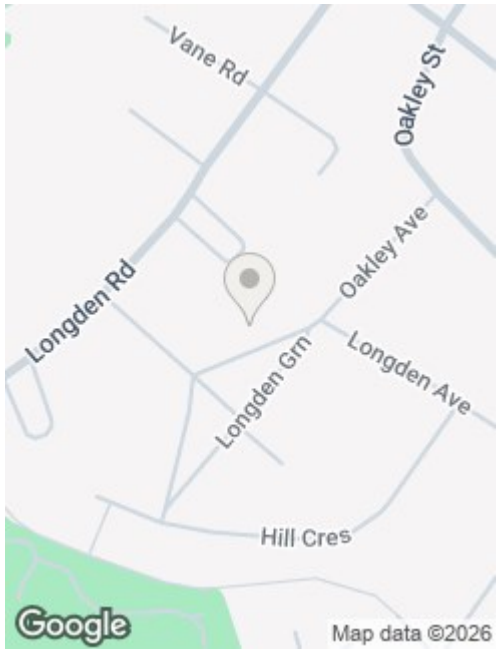












Directions

What3words: ///jokes.took.major

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

Broadband Speed: Basic 8 Mbps, Superfast 291 Mbps & 10000 Ultrafast 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: B

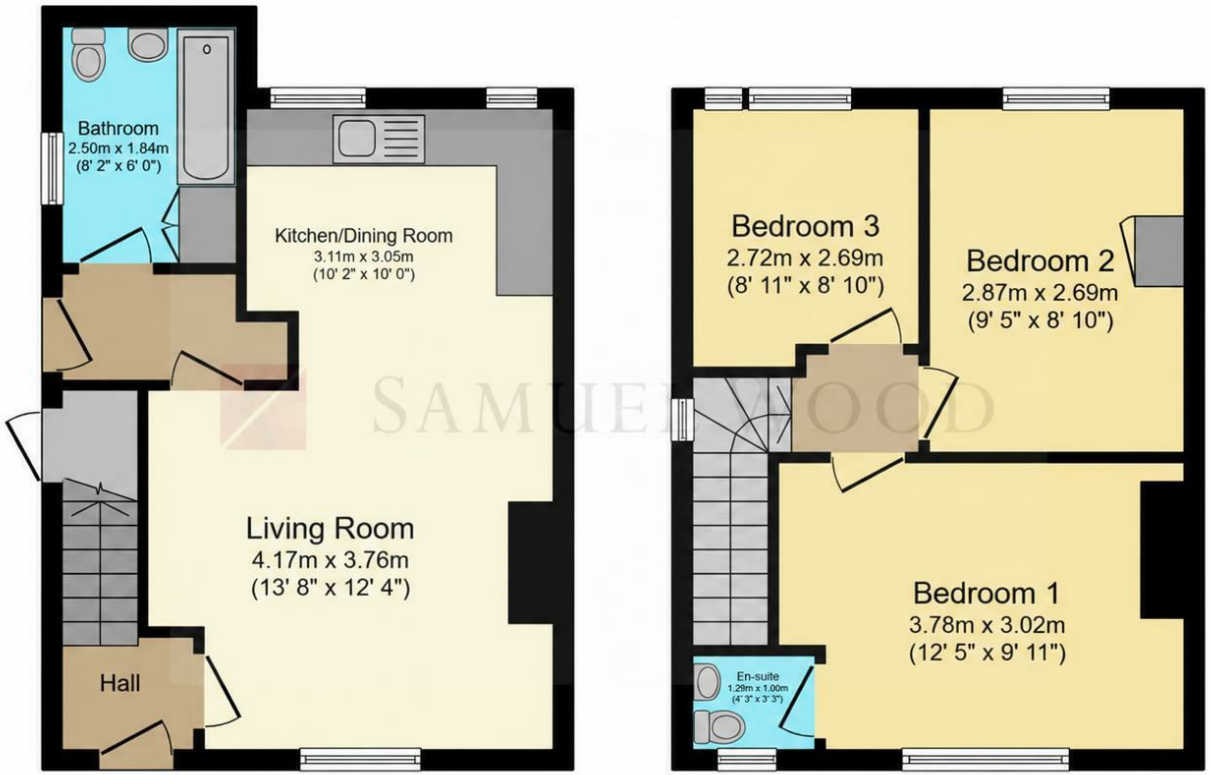
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.





Floor Plans



Total floor area: 71.3 sq.m. (768 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.