



SAMUEL WOOD

7 Pitchford Road, Shrewsbury, Shropshire, SY1 3HS

Offers In The Region Of £260,000



7 Pitchford Road

Shrewsbury, Shropshire, SY1 3HS



- *NO CHAIN* Beautifully Presented Family Home
- High Specification Kitchen With Integrated Appliances
- Living Room With Bifold Doors & Log Burner
- Landscaped Two Tier Garden With Decking
- Gas Central Heating
- Renovated Throughout
- Three Well Proportioned Bedrooms
- Contemporary Shower Room
- Three Car Driveway With Car Charging Point
- EPC Rating

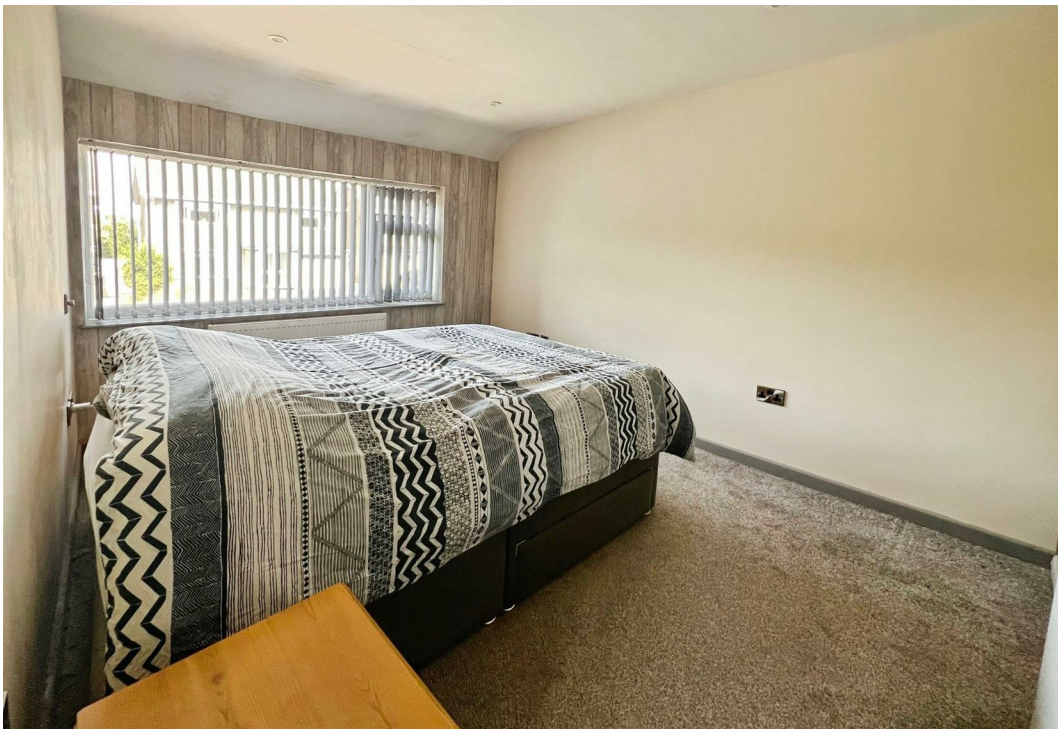
NO CHAIN Samuel Wood is delighted to offer for sale this thoughtfully renovated three bedroom family home on Pitchford Road, Shrewsbury. Occupying a desirable corner position the property boasts spacious contemporary living comprised over two floors within a well designed layout. There are a plethora of great amenities nearby including retail parks, supermarkets, pubs, restaurants, practical road links, within good school catchment and a short journey to the town centre. Viewing is highly recommended by the selling agent.

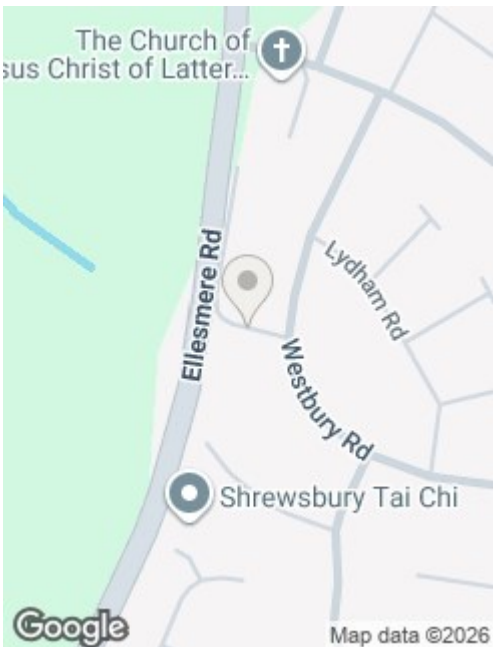
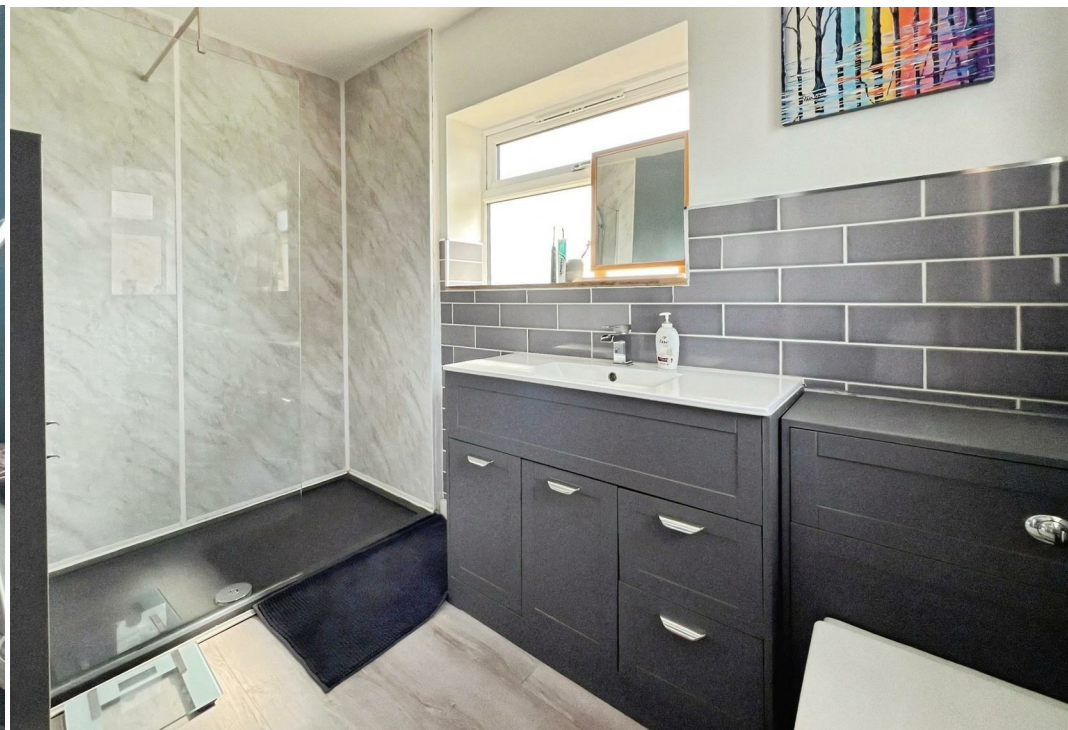
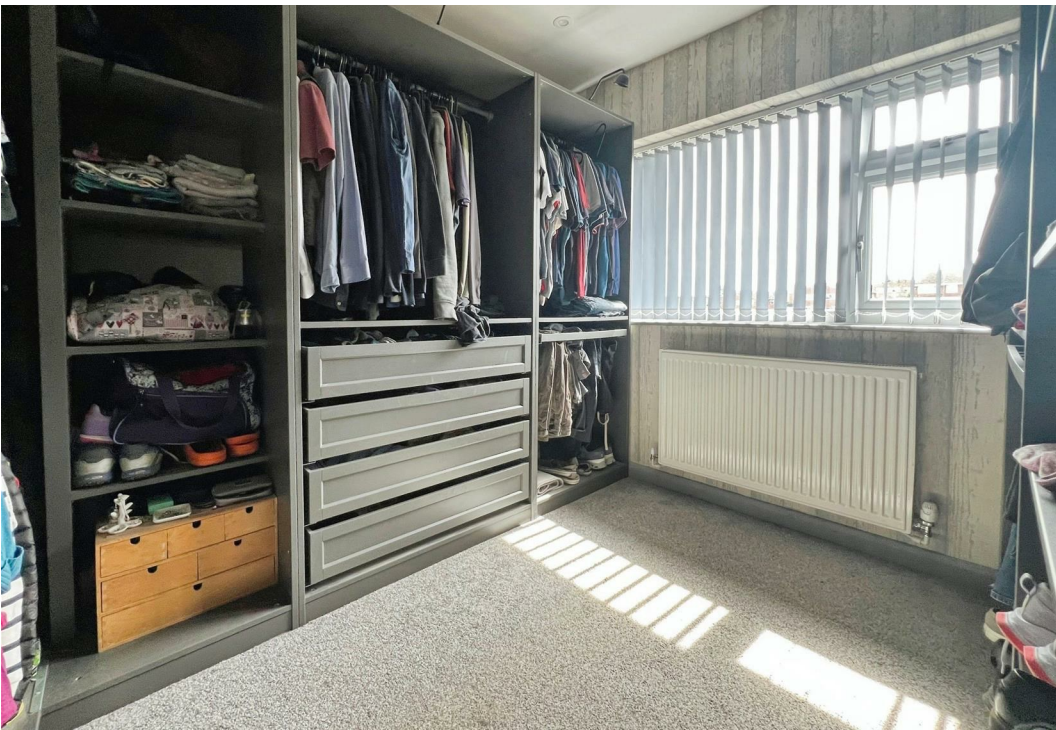
Upon entering 7 Pitchford Road, a welcoming entrance hall with useful built-in storage leads through to the beautifully renovated ground floor. The high-specification kitchen features integrated appliances, an electric hob, a double Bosch oven and elegant quartz worktops, with a door providing access to the rear patio. The kitchen flows seamlessly into the impressive open-plan living/dining room, creating a bright and sociable space ideal for both everyday living and entertaining. A log burner provides a cosy focal point, while bi-fold doors open directly onto the rear patio. A convenient ground-floor cloakroom completes the accommodation.

Upstairs, the property offers three well-proportioned bedrooms, providing comfortable and versatile accommodation for a family, couple or those requiring additional home-working space. The high-specification shower room has been finished to a modern standard, complementing the quality and attention to detail found throughout this recently and comprehensively renovated home.

Externally, the property continues to impress with a landscaped two-tier rear garden, incorporating decking and established shrubs to create an attractive and enjoyable outdoor space. The rear garden is easily accessed from both the kitchen and living/dining area, making it perfect for outdoor entertaining. To the front, a private driveway provides parking for up to three cars and benefits from an electric vehicle charging point, adding a practical modern touch to this stylishly renovated home.







Directions

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

Broadband Speed: Basic 4 Mbps, Superfast 80 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: C

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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF
Tel: 01743 272710 | shrewsbury@samuelwood.co.uk