



SAMUEL WOOD

Ground Floor Flat, 33 Ellesmere Road, Shrewsbury, Shropshire, SY1 2QR

Offers In The Region Of £140,000



A well-presented ground floor apartment offering an excellent opportunity for first-time buyers, downsizers or investors alike. Conveniently positioned within walking distance of the town centre, the property combines comfortable accommodation with low-maintenance living and the added benefit of no upward chain. Internally, the apartment features a bright reception room, a generous double bedroom, a modern fitted kitchen and a stylish wet room. Gas fired central heating provides year-round comfort, while outside there is a private rear courtyard ideal for enjoying some outdoor space. With local shops, amenities and transport links close at hand, this attractive apartment offers both convenience and practicality in a sought-after residential location.

- Ground Floor Apartment
- No Upward Chain
- Spacious Reception Room
- Double Bedroom Accommodation
- Modern Fitted Kitchen
- Stylish Fully Tiled Wet Room
- Useful Cellar Storage Space
- Private Rear Courtyard
- Walk To Town Centre
- EPC Rating D

The property is entered via a private entrance door leading into a spacious reception room with a large picture window allowing plenty of natural light. An inner hallway provides access to the remaining accommodation and useful cellar/storage space. The double bedroom enjoys dual aspect windows, while the contemporary wet room is fully tiled with a shower, W/C, wash hand basin and heated towel rail.

The kitchen is fitted with a range of modern wall and base units complemented by work surface areas, an inset sink unit, electric oven with cooker hood above and a useful breakfast bar. A rear service door provides direct access outside.

To the rear of the property is an enclosed courtyard offering a pleasant and low-maintenance outdoor space, with gated access onto Ellesmere Road. The property is offered for sale with no upward chain and benefits from a long leasehold tenure.

#### Services:

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

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

Flood Risk: Very Low.

#### Tenure:

We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: tbc  
Service Charges: tbc  
Ground Rent: tbc  
Next Ground Rent Review Period: tbc

#### Local Authority:

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

Council Tax Band: tbc

#### Mortgage Services:

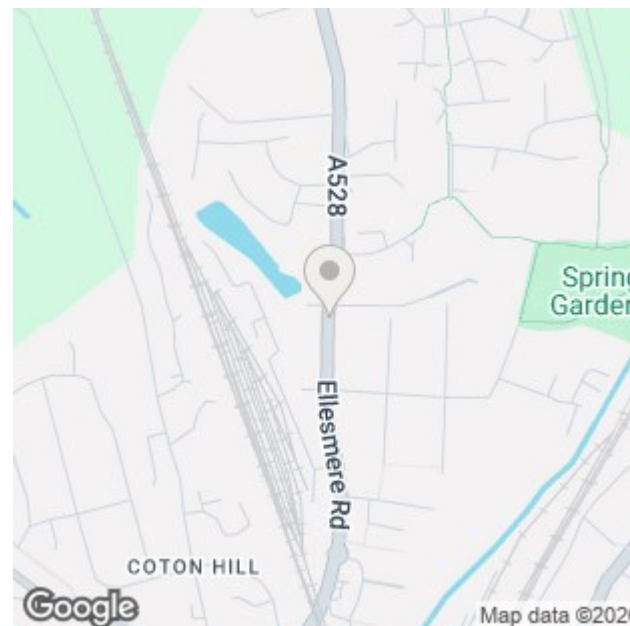
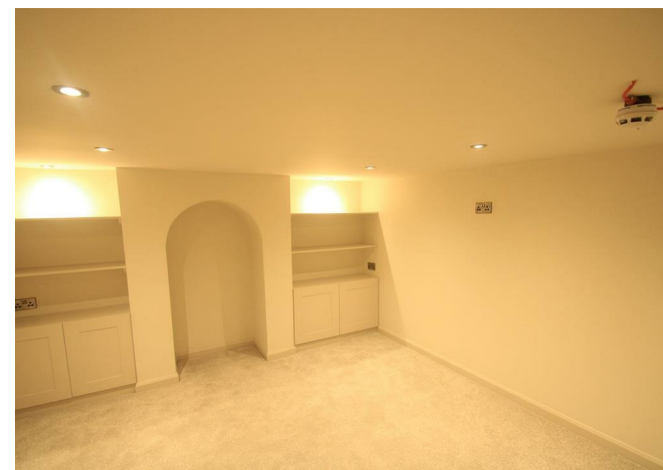
We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

#### Referral Fees

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.

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