



SAMUEL WOOD

23 Oswell Road, Shrewsbury, Shropshire, SY2 5YL  
Offers In The Region Of £380,000



# 23 Oswell Road

Shrewsbury, Shropshire, SY2 5YL



- Well Presented Modern Family Home
- Spacious Living Room & Conservatory
- Four Bedrooms - En-suite to Master
- Landscaped Enclosed Rear Garden
- Boiler And Soffits Recently Installed
- Newly Fitted Kitchen Diner
- Utility Room & Integral Garage
- Modern Bathrooms & Downstairs WC
- Three Car Driveway Parking
- EPC Rating D

This attractive four-bedroom home enjoys a private position while remaining conveniently located close to the town centre, a range of excellent amenities and strong transport links including the nearby M54 motorway, making it ideal for commuters and families alike. The property offers a balanced lifestyle with easy access to schools, shops, and leisure facilities, while still providing a peaceful residential setting. The area is well regarded for its convenience and connectivity, appealing to those seeking modern living without compromising on space or outdoor enjoyment. With landscaped gardens, driveway parking for multiple vehicles and well-presented interiors, this home combines practicality with comfort and is perfectly suited to contemporary family life. Early viewing is highly recommended, offering excellent value in a sought-after convenient location, must be viewed.

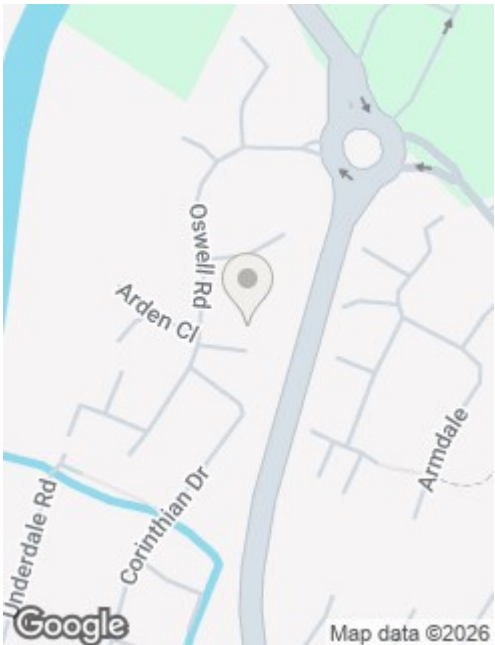
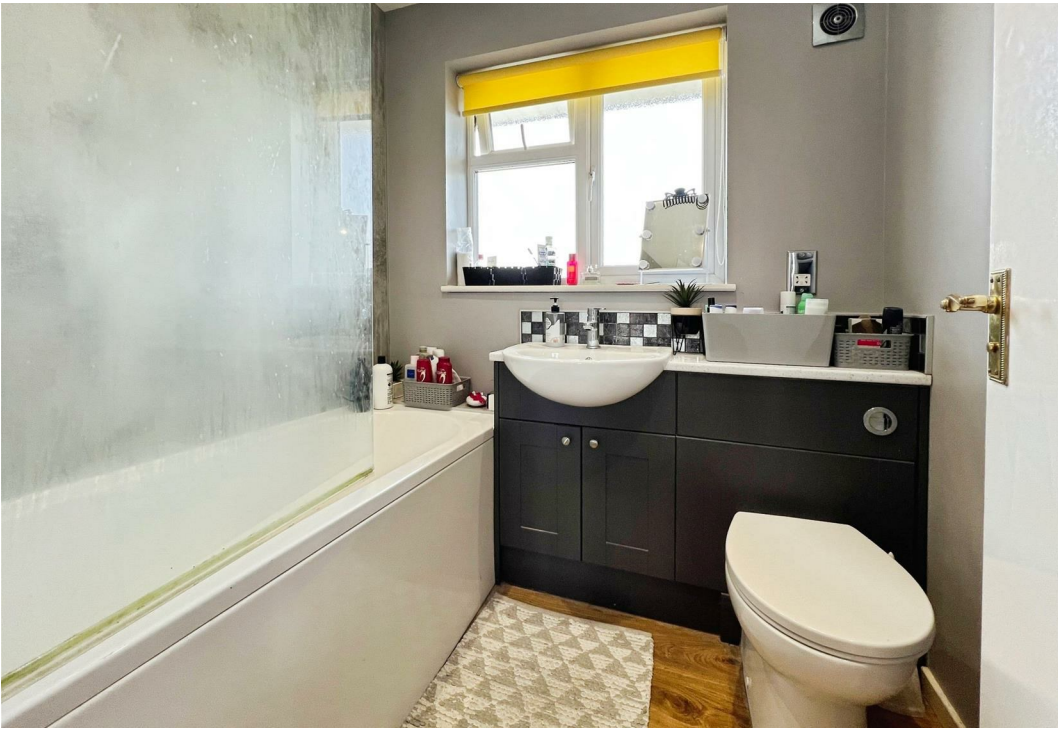
The property has been significantly improved throughout and offers spacious, modern family accommodation. A newly fitted kitchen/diner forms the heart of the home, featuring tiled flooring and a range of integrated appliances, providing a stylish and practical space for everyday living and entertaining. The ground floor also benefits from a useful utility room and a convenient downstairs WC. The lounge leads into a bright conservatory, complete with radiator and electric heater, creating an additional versatile reception space that can be enjoyed year-round.

To the first floor, there are four well-proportioned bedrooms, with the master bedroom benefitting from built-in wardrobes and a modern en suite shower room. The family bathroom, en suite and downstairs WC have all been recently updated, offering a fresh, contemporary finish. A new boiler was installed just before Christmas, and the property also benefits from all double-glazed windows and new soffits, enhancing both efficiency and presentation.

Externally, the property continues to impress with landscaped gardens providing a pleasant and private outdoor setting. A driveway to the front offers parking for up to three vehicles and leads to an integral garage, offering excellent storage or additional parking options. The rear garden is well maintained and offers a good-sized, usable space ideal for families, entertaining, or relaxing outdoors.







## Directions

What3words: [///scarcely.curiosity.chained](https://www.what3words.com/#!/share////scarcely.curiosity.chained)

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 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: D

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.

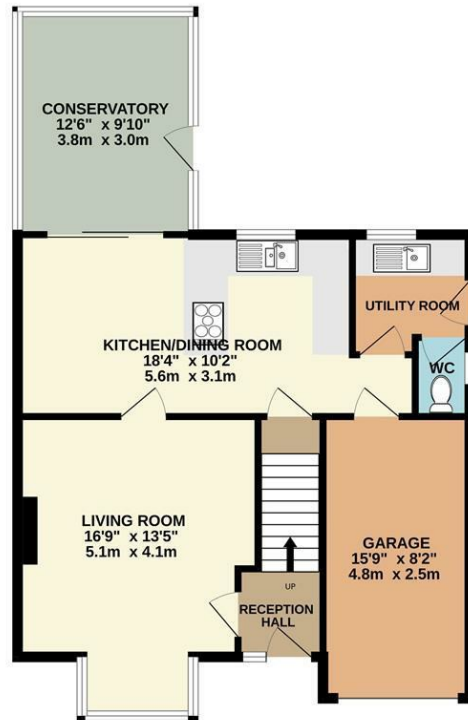
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.



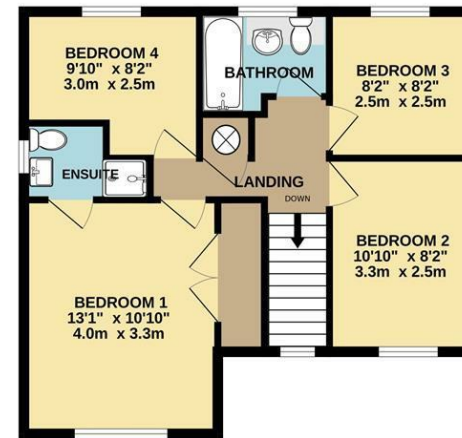


## Floor Plans

GROUND FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1286 sq.ft. (119.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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