



SAMUEL WOOD

110 Whitchurch Road, Shrewsbury, Shropshire, SY1 4ED

Offers In The Region Of £290,000



# 110 Whitchurch Road

Shrewsbury, Shropshire, SY1 4ED



- Well-Presented & Extended Semi-Detached Home
- Versatile Layout with Ground Floor Office/Bedroom
- Contemporary Breakfast Kitchen
- Four Bedrooms & Family Bathroom
- Large Rear Garden with Powered Summer House
- Convenient North Shrewsbury Location
- Bright Open-Plan Living & Dining Space
- Sun Room Overlooking Landscaped Garden
- Driveway Parking for up to Three Cars
- EPC Rating D

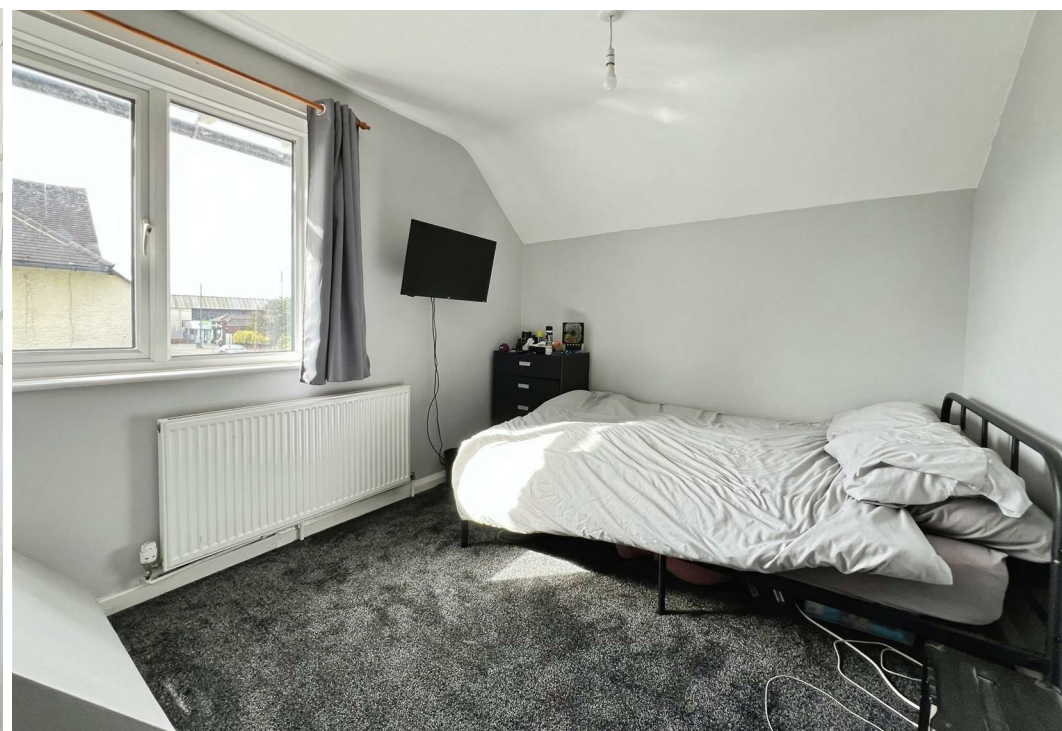
A well-presented and extended semi-detached property, ideally located to the north of Shrewsbury. Enjoying excellent access to local amenities, reputable schools, and key road links, this home offers both convenience and a great community feel. The property features a beautifully landscaped rear garden providing an attractive and private outdoor space, perfect for relaxing or entertaining, along with ample driveway parking to the front. Combining versatility, space, and a desirable location, 110 Whitchurch Road presents an excellent opportunity for buyers seeking a well-connected home in one of Shrewsbury's popular residential areas.

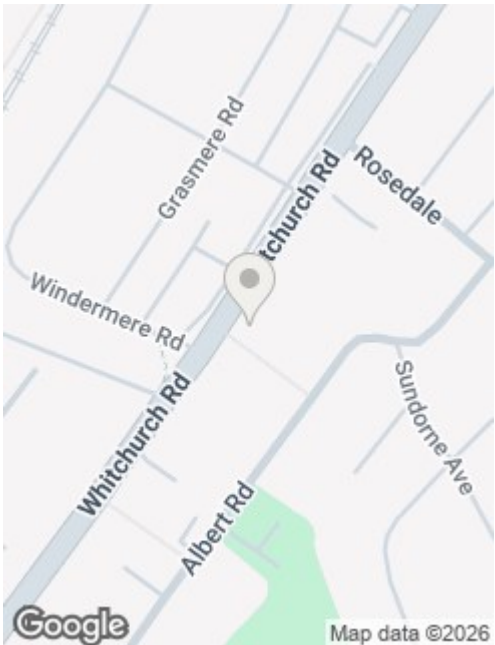
This well-presented and extended home offers spacious and flexible accommodation, thoughtfully arranged for modern living. A composite entrance door opens to a welcoming lobby with cloakroom WC and a useful office or ground floor bedroom. From the hallway, stairs rise to the first floor and doors lead to a bright breakfast kitchen and a front-facing dining room, which enjoys an open-plan flow through to the comfortable living room featuring an attractive fireplace. Sliding doors open to a delightful sun room, providing a perfect space to relax and enjoy views of the garden.

The first floor offers four bedrooms – two generous doubles and two singles – along with a well-appointed family bathroom.

Outside, the property benefits from driveway parking for up to three cars and a large, beautifully landscaped rear garden with lawn, patio seating areas, and a summer house with electric supply. The property also enjoys double glazing throughout and presents as a lovely, well-maintained home in a desirable location.







## Directions

what3words: ///field.models.fonts

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

Broadband Speed: Basic 15 Mbps, Superfast 69 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: 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 0



Floor 1



Approximate total area<sup>(1)</sup>  
1315 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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