



SAMUEL WOOD

37 Oswell Road, Shrewsbury, Shropshire, SY2 5YL

Asking Price £300,000



37 Oswell Road

Shrewsbury, Shropshire, SY2 5YL



- Beautifully Presented Home
- Three Well Proportioned Bedrooms
- Contemporary Family Bathroom
- Conservatory With New Roof & Radiator
- Gas Central Heating
- Recently Improved Throughout
- En-Suite to Master Bedroom
- High Specification Kitchen Diner
- Spacious Reception Room
- EPC Rating C

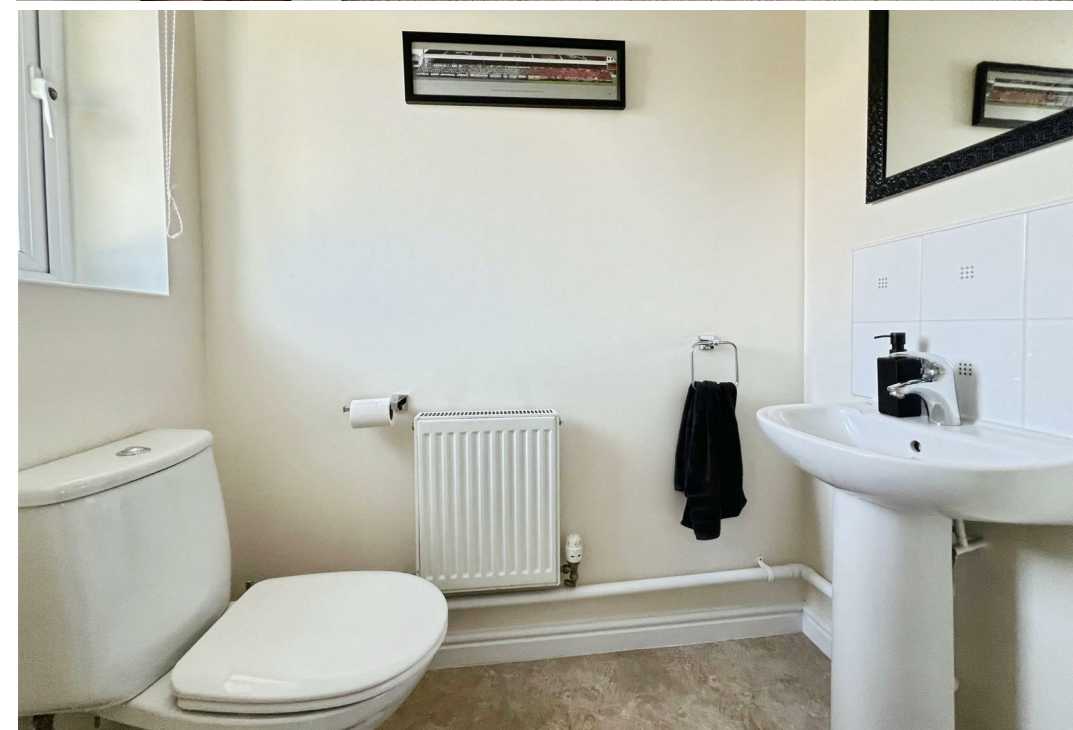
Samuel Wood is delighted to offer for sale this beautifully presented home on Oswell Road, Shrewsbury. The subject of recent renovation this property boasts high specification contemporary living spaces comprised within a well designed layout, complemented by landscaped gardens, private driveway and visitor parking. Occupying a quiet cul-de-sac position only a short distance from excellent amenities including shops, schools, petrol stations, gyms, pubs, pleasant rural walks and close to practical road links. Viewing is highly recommended by the selling agent.

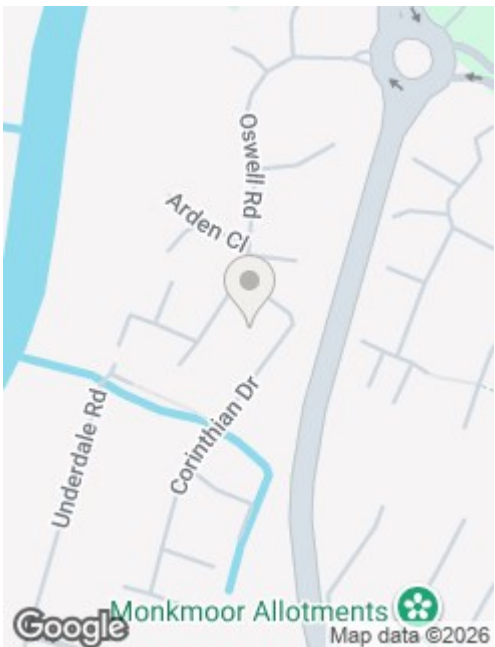
The ground floor of this beautifully presented home has been recently renovated to a high standard, offering a stylish and practical layout. Upon entering, you are welcomed by a bright hallway with a convenient WC. The spacious living room provides a comfortable and inviting setting, seamlessly leading into a brand new high-specification kitchen diner. This impressive space features quartz worktops, integrated appliances, and new flooring that flows effortlessly throughout, continuing into the conservatory. Enhanced by a newly installed roof and radiator, the conservatory is now a versatile, year-round living area. Both the kitchen diner and conservatory benefit from modern voice-activated lighting, adding a touch of smart home convenience.

Upstairs on the first floor, the property continues to impress with three well-proportioned bedrooms, each thoughtfully designed to maximise space and comfort. The principal bedroom enjoys the added luxury of a contemporary en-suite shower room, providing a private and practical space. The remaining bedrooms are equally suitable for family living, guests, or a home office setup.

Completing the accommodation is a newly fitted family bathroom, finished to a high standard with modern fixtures and fittings. Outside, the property occupies a desirable cul-de-sac position and boasts landscaped gardens, a driveway, and allocated visitor parking, making it an ideal choice for those seeking both style and convenience in a peaceful residential setting.







Directions

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

Broadband Speed: Basic 5Mbps, Superfast 80Mbps & Ultrafast 2300Mbps

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

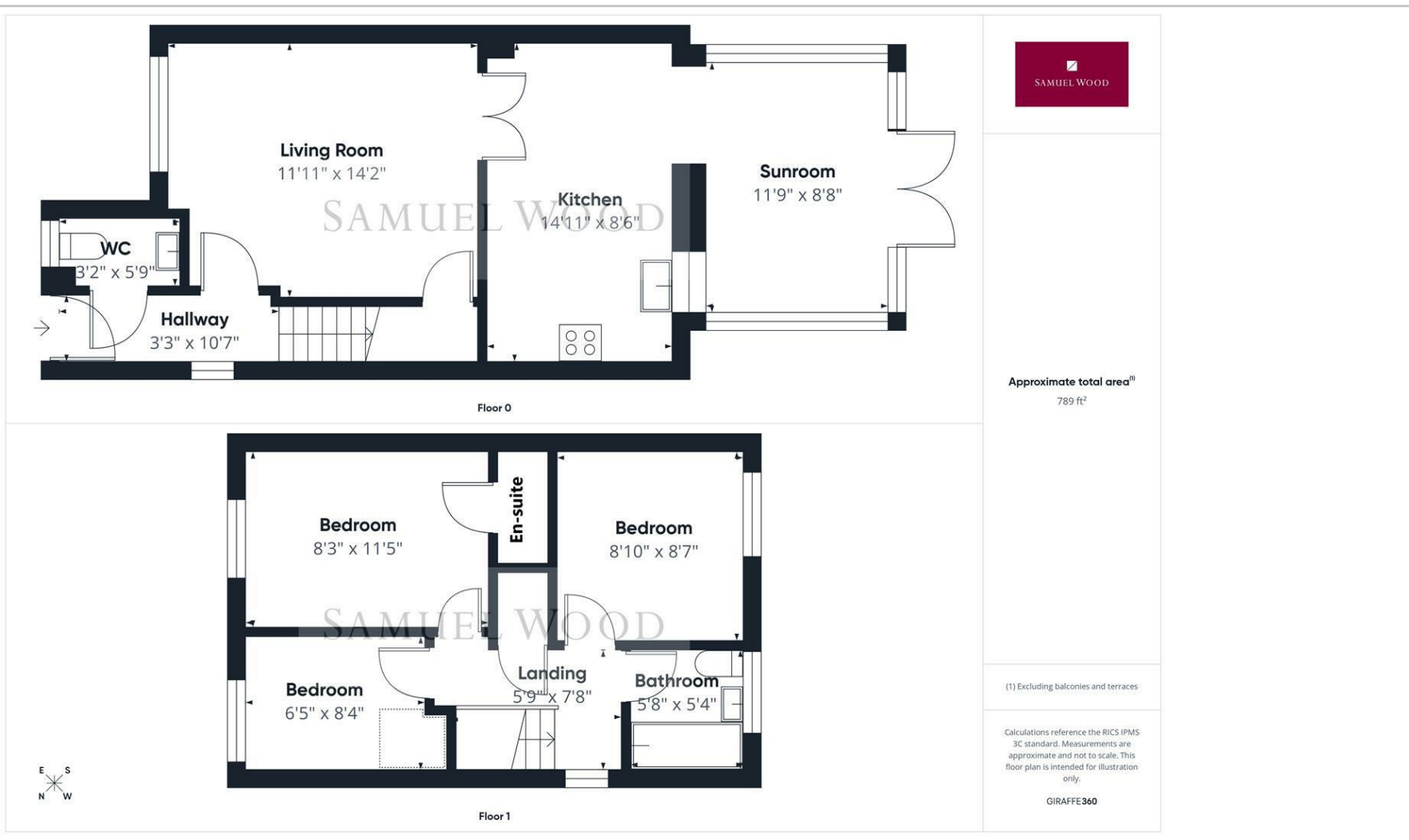
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.

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
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