



SAMUEL WOOD

9 Freshfields, Shrewsbury, Shropshire, SY1 3JB

Asking Price £290,000



9 Freshfields

Shrewsbury, Shropshire, SY1 3JB



- Well Presented Family Home
- Three Well Proportioned Bedrooms
- Contemporary Family Bathroom
- Landscaped Garden & Three Car Driveway
- Gas Central Heating
- *Fantastic Opportunity For Business Acquisition*
- Spacious Reception Rooms
- Conservatory
- Modern Kitchen
- EPC Rating C

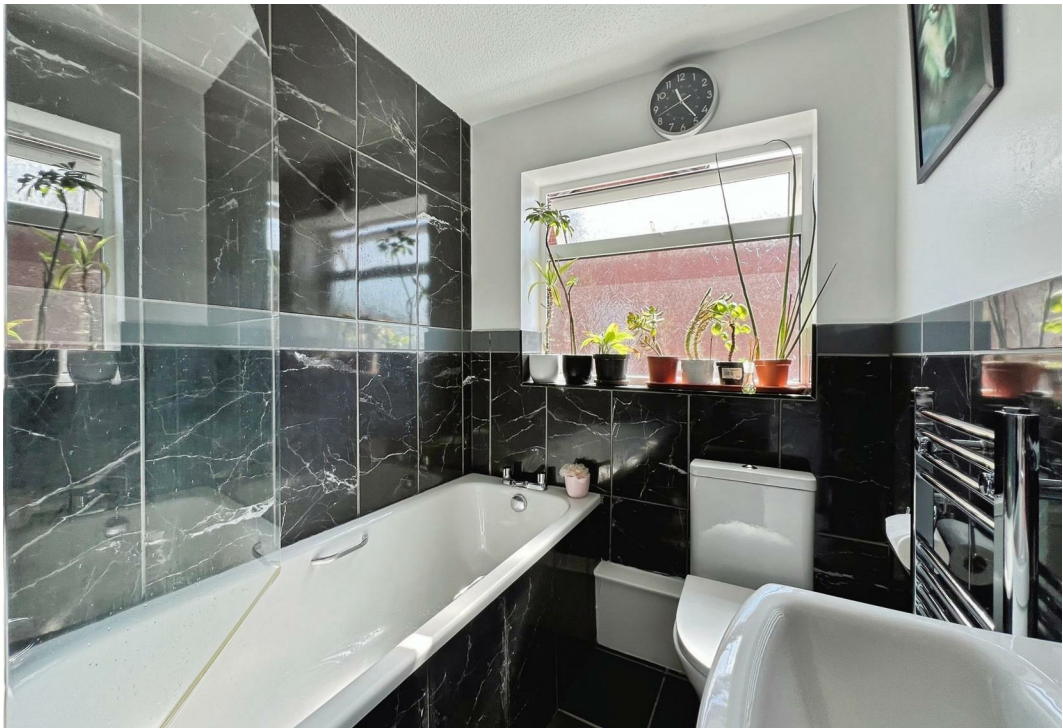
Samuel Wood is delighted to offer for sale this excellent opportunity of acquiring a three bedroom family home combined with a thriving catering business on Freshfields, Shrewsbury. Occupying a desirable quiet position, the recently improved home boasts spacious contemporary living comprised over two floors within a well designed layout. Complemented by a pleasant rear garden, driveway and garage there are excellent amenities nearby; including shops, restaurants, pubs, retail parks, gyms, within good school catchment and practical road links. Viewing is highly recommended by the selling agent.

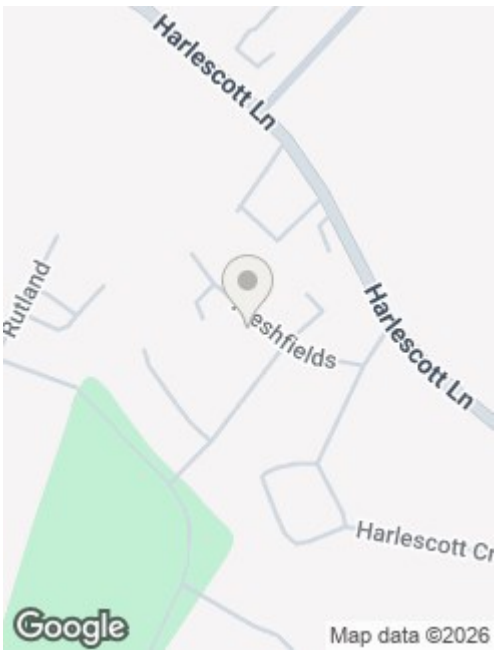
Ground Floor: 9 Freshfields presents an exciting opportunity to acquire a well-presented three-bedroom semi-detached home in Shrewsbury, combined with an established Filipino catering and retail business operating from the property. The ground floor features an entrance hallway leading into a spacious living room, which flows through to a separate dining room and well-equipped kitchen. A bright conservatory provides additional versatile living space and enjoys direct access to the rear garden.

First Floor: Upstairs, the property offers three well-proportioned bedrooms, providing comfortable accommodation for families, couples or those requiring additional space for home working. The accommodation is completed by an updated family bathroom, offering a modern and practical suite for everyday living.

Outside & Business Opportunity: Externally, the property benefits from a landscaped rear garden, a three-car driveway and a detached garage, which currently provides the operational base for the established Filipino Catering & Retail Services business. The business specialises in delivering Filipino food stock and has a strong trading history, generating a healthy turnover and substantial profit, alongside an excellent food hygiene rating of 5. This unique opportunity combines a comfortable family home with an established, profitable business, making it particularly appealing to buyers seeking both residential accommodation and an income-generating enterprise.







Directions

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

Broadband Speed: Basic 17Mbps, 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: C

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

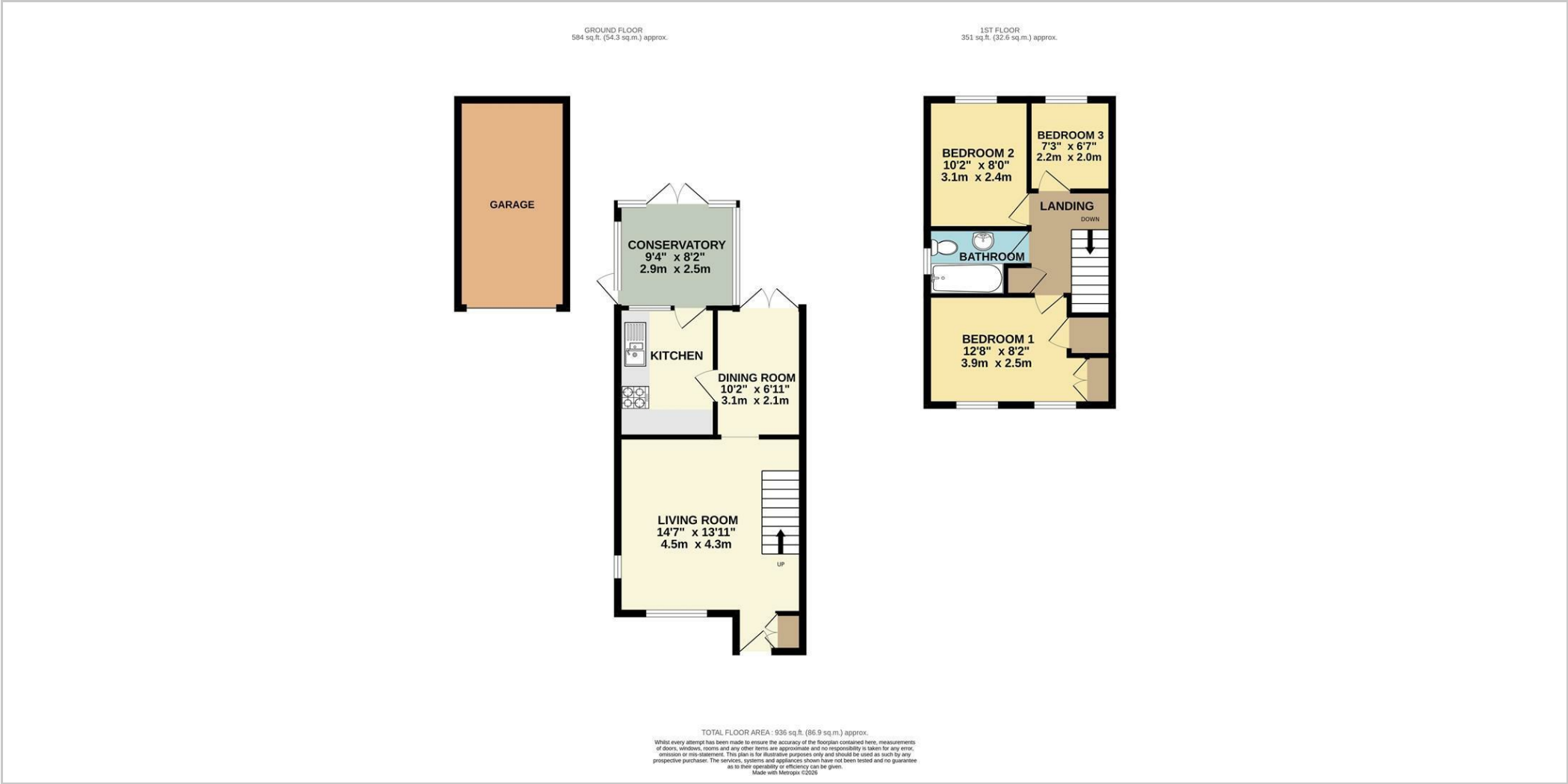
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

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.





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
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