



SAMUEL WOOD

28 Sandygate Avenue, Shrewsbury, Shropshire, SY2 6TF
Offers In The Region Of £140,000



28 Sandygate Avenue

Shrewsbury, Shropshire, SY2 6TF



- One Bedroom Leasehold Apartment
- Converted Garage Gym Space
- Close To Rea Brook Nature Reserve
- Sought After Residential Location
- Local Amenities & Road Links to A5, M54
- Modernised & Well Maintained
- Front & Rear Gardens
- Three Car Driveway Parking
- Gas Central Heating Boiler - installed 2025
- EPC Rating tbc

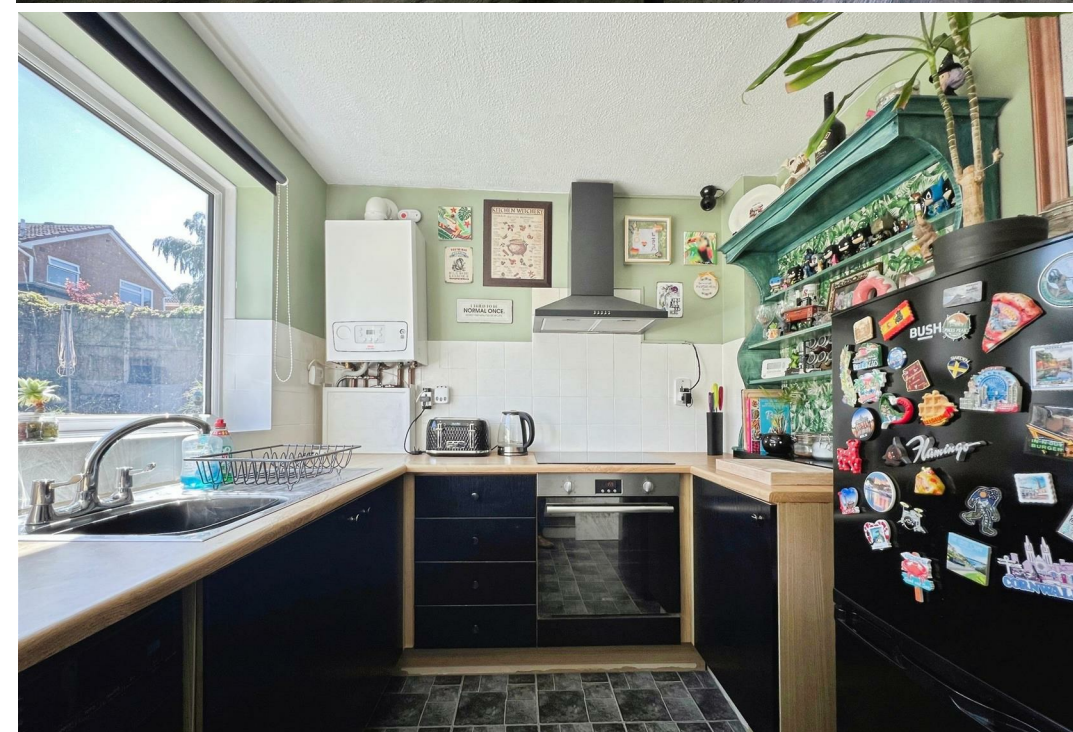
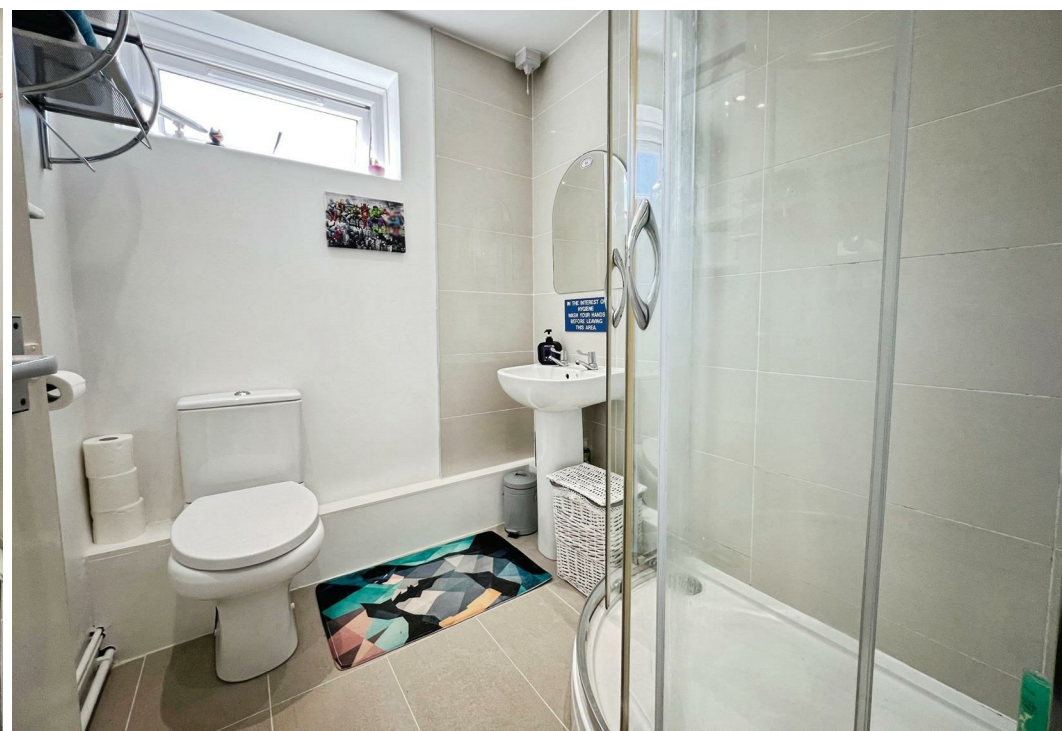
Situated on Sandygate Avenue, this appealing one-bedroom ground floor apartment enjoys a convenient residential position close to the Rea Brook Nature Reserve, offering attractive green spaces and walks on the doorstep. Ideal for first-time buyers, downsizers or investors, the property benefits from easy access to local amenities and transport links while still providing a peaceful lifestyle setting. The home features off-road parking for up to three vehicles, front and rear gardens, and a versatile converted garage currently used as a gym. Well maintained and improved, it combines practicality with comfort in a sought-after area. Offered at offers over £140,000, it represents a strong opportunity in a popular location. Early viewing is highly recommended to appreciate the setting and accommodation on offer.

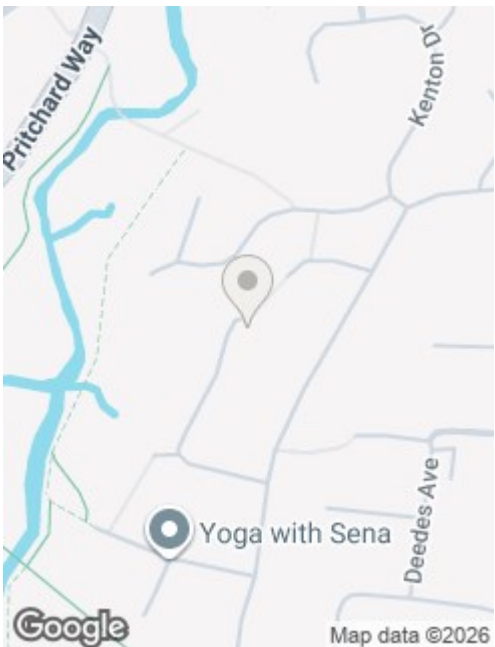
Internally, the property comprises a well-proportioned one-bedroom layout with bright and functional living accommodation throughout. The home benefits from new windows installed in 2017, contributing to improved energy efficiency and comfort. A recently installed boiler (2025) further enhances the property's modern practicality. The converted garage provides a highly useful additional space, ideal as a home gym, office, or flexible living area depending on requirements.

The property also benefits from a long lease of 111 years remaining, along with an indemnity policy in place relating to the roof. Overall, the home has been well maintained and offers a ready-to-move-into opportunity for a range of purchasers.

Externally, the property boasts a generous three-car driveway, providing excellent off-road parking. The front and rear gardens are well maintained and offer pleasant outdoor space for relaxation or entertaining. Recent improvements include a driveway upgrade in 2024 and steps completed in 2025, enhancing both appearance and practicality.







Directions

What3words: [///grass.intelligible.cloud](https://www.what3words.com/#!/grass.intelligible.cloud)

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

Broadband Speed: Basic 7 Mbps, Superfast 66 Mbps & Ultrafast 2000 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: 125 years from 25th March 2013, 111 years 10 months remaining,
Service Charges: N/A
Ground Rent: £100 PA
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: A

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.

These details are awaiting final approval and may be subject to some changes.







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floor plan
image to
follow

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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