



SAMUEL WOOD

3 Rocke Street, Shrewsbury, Shropshire, SY3 7PY
Offers In The Region Of £220,000



3 Rocke Street

Shrewsbury, Shropshire, SY3 7PY



- Nicely Presented & Versatile Terrace Property
- Versatile Reception Rooms with Flexible Uses
- Additional Separate Garden
- Partially Converted Loft With Further Potential
- Excellent Transport Links For Commuting
- Close to Town Centre & Amenities
- Practical Kitchen Opening to Rear Courtyard
- Two Spacious & Naturally Lit Bedrooms
- Ideal Purchase For Buyers Or Investors
- EPC Rating D

Situated in a convenient and well connected part of Shrewsbury, just moments from the town centre and within easy reach of popular amenities such as road links, the cinema, supermarket, cafés and local restaurants, this charming two-bedroom home offers superb accessibility and excellent potential for a wide range of buyers. Whether you're taking a first step onto the property ladder, looking to downsize, or seeking a reliable investment, this property presents a fantastic opportunity in a popular location, combining practical living space with the benefits of being close to everything the town has to offer.

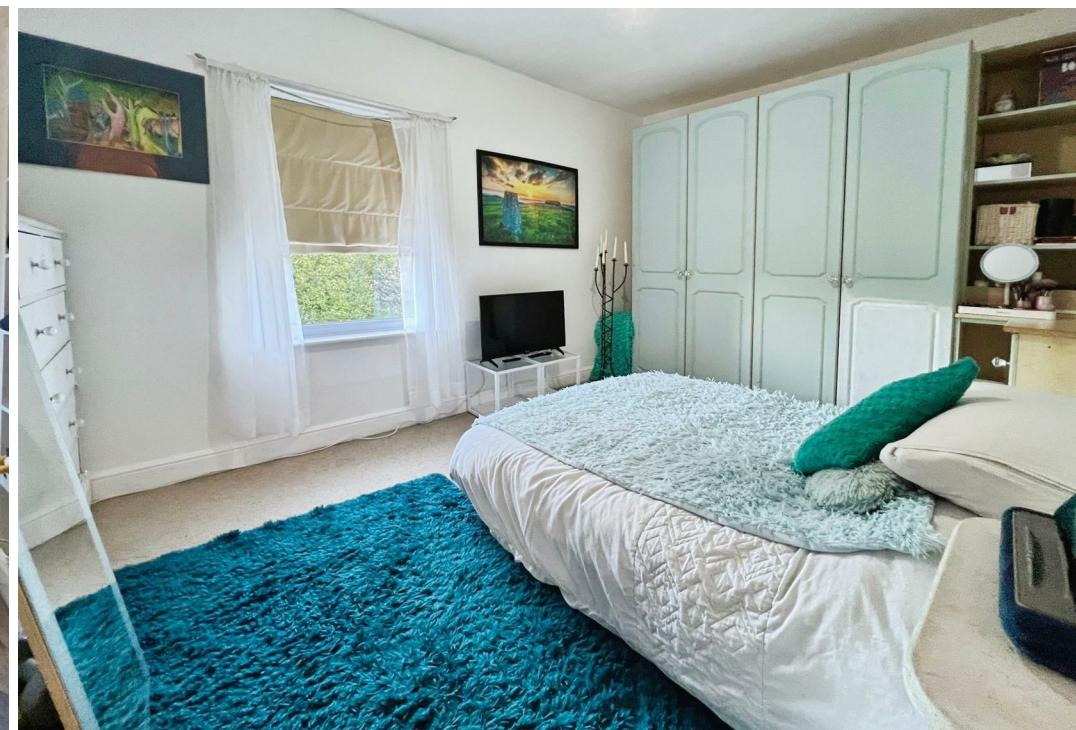
The ground floor centres around a welcoming hallway leading to two flexible reception rooms. The front room is ideal as a snug or home office, while the rear living room provides a comfortable space for everyday use or entertaining. Beyond this, the practical kitchen opens directly onto the rear courtyard, creating a clear separation between cooking and living areas and ensuring an easy flow throughout the ground floor.

Upstairs, the property offers two good sized double bedrooms filled with natural light, along with a family bathroom positioned at the rear. A fitted ladder leads to the partially converted loft - an excellent bonus space that can be used for storage, hobbies or occasional work, with scope for further improvement if desired.

Outside, the low-maintenance rear courtyard is ideal for day-to-day use, and the additional separate garden space gives you extra room for relaxing, planting or creating a personalised outdoor area.

This property's location is one of its key strengths. With shops, supermarkets, eateries, entertainment venues and riverside walks all within easy reach, everything you need is close at hand. Strong public transport links, nearby access to Shrewsbury train station and excellent road connections via the A5 and M54 make travel simple for commuters. Offering space, flexibility and unbeatable convenience, this is a great option for buyers looking to be right at the heart of Shrewsbury's amenities.

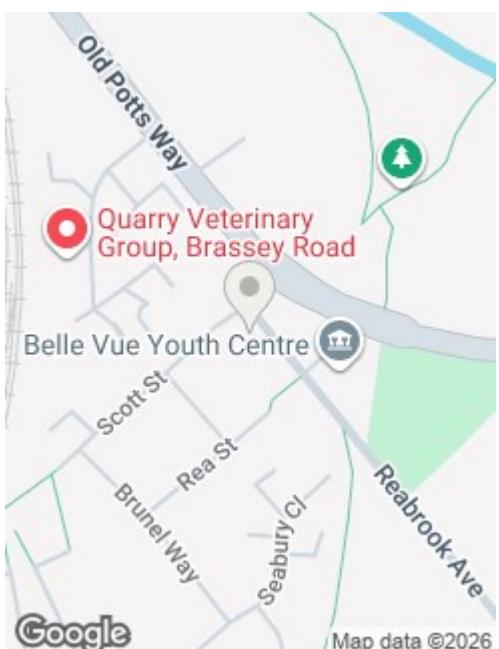






Directions

what3words: ///dash.sparks.stand



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

Broadband Speed: Basic 15 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: 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.



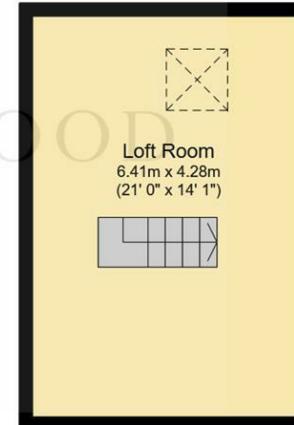




Ground Floor
Floor area 42.5 sq.m. (457 sq.ft.)



First Floor
Floor area 40.3 sq.m. (434 sq.ft.)



Second Floor
Floor area 27.4 sq.m. (295 sq.ft.)

Total floor area: 110.2 sq.m. (1,186 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or missstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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