SAMUEL WOOD

51 Pool Rise, Shrewsbury, Shropshire, SY2 6EW

Offers Over £190,000

51 Pool Rise

Shrewsbury, Shropshire, SY2 6EW

3 1 2 D

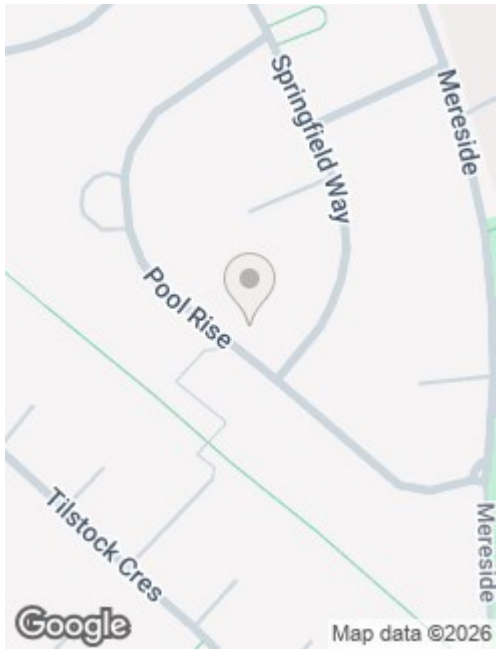
- NO UPWARD CHAIN
- Spacious Reception Rooms
- Ample Storage Throughout
- Landscaped Gardens
- Gas Central Heating
- Three Well Proportioned Bedrooms
- Outdoor WC
- Development Opportunity
- Attractive Corner Plot
- EPC Rating D

NO UPWARD CHAIN Samuel Wood is delighted to offer for sale this three bedroom semi detached home with opportunity for development on Pool Rise, Shrewsbury. Boasting spacious living in a well designed layout, ample storage throughout and attractive gardens comprised within an attractive corner plot. Situated close to excellent amenities including shops, pubs, restaurants, within good school catchment and practical road links. Viewing is highly recommended by the selling agent.

51 Pool Rise is a spacious three-bedroom semi-detached home offered to the market with no upward chain, presenting an excellent opportunity for buyers seeking a property with scope for internal development and modernisation. The ground floor is accessed via a generous entrance hallway which provides access to both the living room and kitchen. These principal rooms in turn lead through to the dining room, creating a practical and flexible layout for family living and entertaining. From the kitchen, there is access to a useful range of storage rooms and a separate WC, linked by a covered thoroughfare which also provides direct access to the rear garden.

The first floor accommodation comprises three well-proportioned bedrooms, all offering comfortable living space and versatility for family occupation, home working, or guest accommodation. A separate family bathroom serves the bedrooms, completing a functional layout that provides excellent potential for enhancement and personalisation to suit modern lifestyles.

Occupying a pleasant corner plot position, the property benefits from an attractive outdoor setting with gardens to enjoy and ample potential for landscaping or further improvement. On-street parking is available nearby, while the corner plot provides a sense of space and privacy. Combined with the property's no-chain status and development potential, this is an appealing opportunity for first-time buyers, families, and investors alike.



Directions

What3words: ///blame.flats.rate

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

Broadband Speed: Basic 7Mbps, Superfast 54Mbps & Ultrafast 10,000Mbps
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

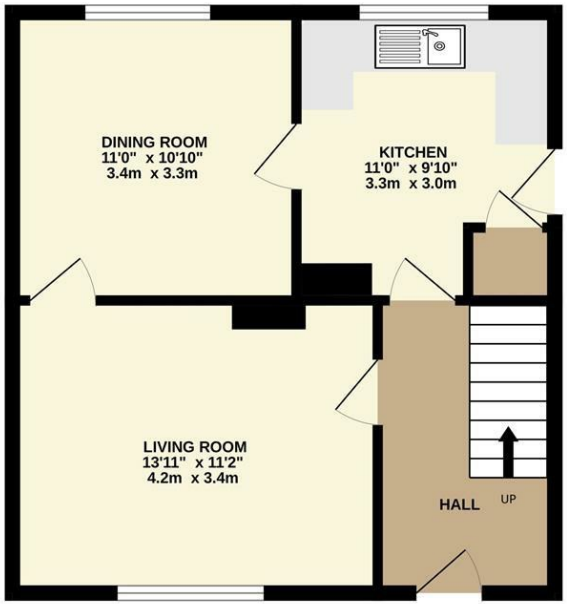
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.

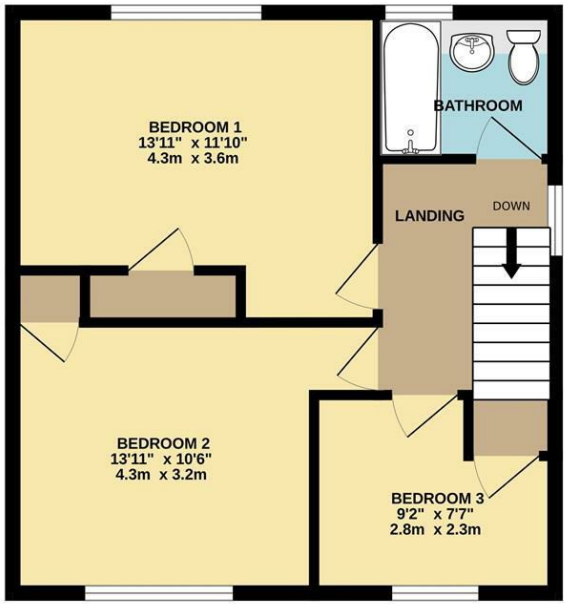
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Floor Plans

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.