



SAMUEL WOOD

18 Penson Way, Shrewsbury, Shropshire, SY1 2BF
Offers In The Region Of £235,000



 2  1  1  B

Positioned on the edge of Shrewsbury town centre, this modern and attractive two-bedroom semi-detached home offers a superb blend of convenience and lifestyle appeal. Ideally located within easy walking distance of the railway station, local amenities and the vibrant town centre, the property is perfectly suited to first-time buyers, professionals, or those seeking a well-connected base. Shrewsbury is renowned for its charming streets, riverside walks, and excellent range of independent shops, cafés, and restaurants, making it a highly desirable place to live. Set within a pleasant and well-regarded position, the property enjoys a peaceful setting while remaining close to everything the town has to offer.

The accommodation is thoughtfully arranged, beginning with a welcoming reception hall and a convenient ground floor WC. To the front, the breakfast kitchen provides a practical and well-proportioned space, while to the rear, the living room enjoys a private outlook over the garden with double French doors creating a comfortable and relaxing environment.

To the first floor, there are two good sized bedrooms along with a family bathroom, offering well-balanced accommodation.

Externally, the property benefits from an enclosed rear garden, ideal for outdoor enjoyment. Approached from Penson Way with a small garden and driveway parking for two cars, adding further convenience.

Services at the property

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

Broadband Speed: Basic 11 Mbps, Superfast 80 Mbps & Ultrafast 2300 Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

Tenure

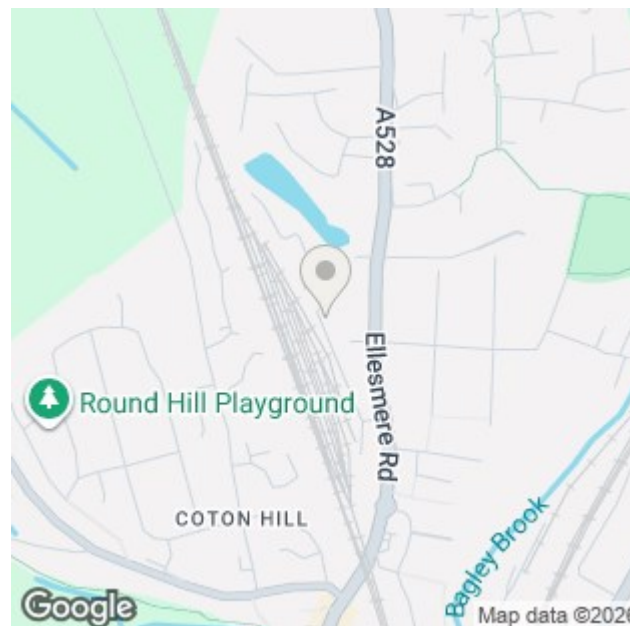
We understand the tenure is Freehold.

Mortgage Services

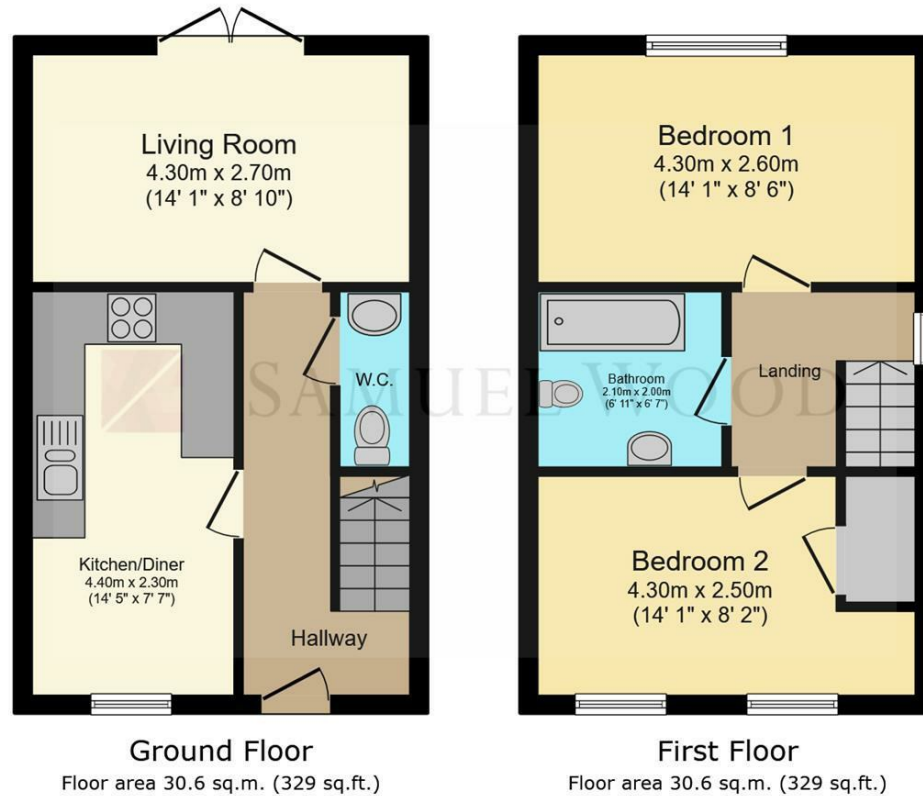
We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Fees

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.



Floor Plans



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 misstatement. 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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