



SAMUEL WOOD

146a Whitchurch Road, Shrewsbury, Shropshire, SY1 4EJ

Price Guide £185,000



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Modern Detached Property occupying a convenient position adjacent to Whitchurch Road with excellent communication links to the town centre or alternatively to the Battlefield business park. Interior viewing is recommended of the accommodation comprising: Reception Hall, Open Plan Living/Dining/Kitchen, Guest Cloakroom WC, Three Bedrooms, Bathroom, Gravelled Driveway, Gas Fired Central Heating and Double Glazing.

- NO UPWARD CHAIN
- Brand New Property
- 3 Bedrooms
- Superb Living Room with Open Plan Kitchen
- Off Road Parking
- Gas Fired Central Heating
- Double Glazing
- Guest Cloakroom WC
- EPC Rating C

#### Entrance Door to:

#### Reception Hall

With staircase ascending to the first floor.

#### Living Room with Adjacent Kitchen Area 22'9" x 16'9" reducing to 11'3" (6.93 x 5.11 reducing to 3.43)

#### Living Room Area

Double glazed window to the front elevation and radiator.

#### Guest Cloakroom WC

Comprising: WC, wash hand basin, window and radiator.

From the living room area, open plan arrangement to:

#### Kitchen

With dining area, double French doors overlooking the paved courtyard garden. The kitchen is smartly appointed with contemporary range of cupboards and drawers to work surface area, matching range of eye level cupboards, gas hob, electric oven, cooker hood, inset sink unit.

From the reception hall, the staircase ascends to:

#### Landing

Connecting doors to bedrooms and bathroom.

#### Bedroom 1 13'6" x 9'6" (4.11 x 2.90)

Double glazed window and radiator.

#### Bedroom 2 9'6" x 9'0" (2.90 x 2.74)

Double glazed window to the rear and radiator.

#### Bedroom 3 10'3" x 6'9" max (3.12 x 2.06 max)

Double glazed window to the front and radiator.

#### Bathroom 9'0" x 6'9" (2.74 x 2.06)

Comprising: bath, shower to bath area, shower screen, WC, wash hand basin, heated towel rail.

#### Outside

The property is approached from Whitchurch Road over gravelled driveway providing off road parking.

#### Courtyard Rear Garden

With paved patio and fenced borders.

#### Services

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

#### Local Authority

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

Council Tax Band: F

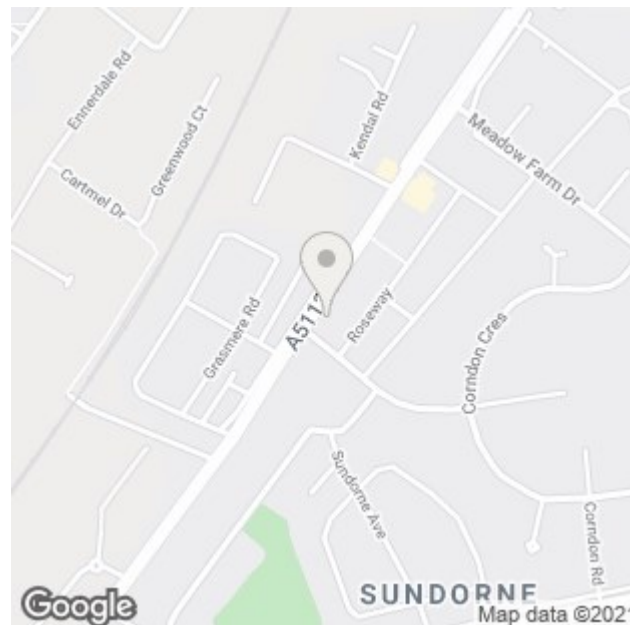
#### Tenure

We understand the tenure is Freehold.

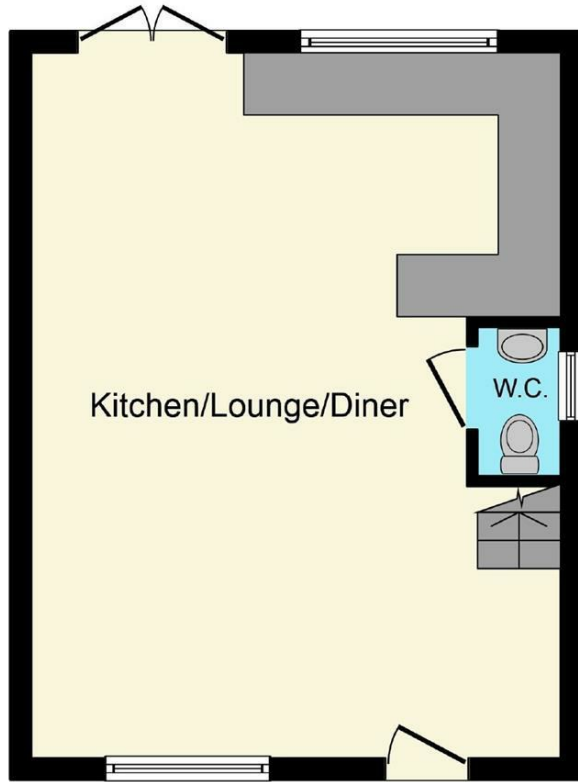
#### Mortgage Services

We offer a no obligation mortgage service through our in house Financial Advisor. Please ask a member of our team for further details.

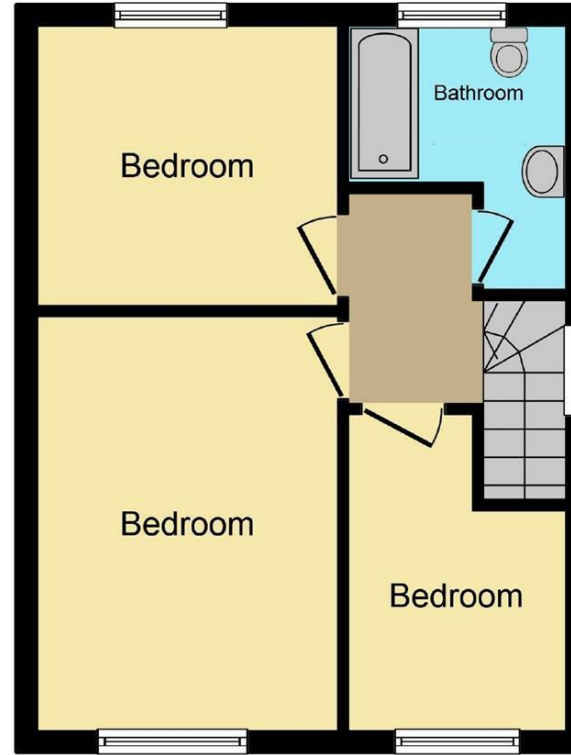
These details are awaiting final approval and may be subject to some changes.



## Floor Plans



**Ground Floor**



**First Floor**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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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