

SAMUEL WOOD

30 London Road, Shrewsbury, Shropshire, SY2 6NU

Offers In The Region Of £280,000



30 London Road

Shrewsbury, Shropshire, SY2 6NU

3 1 2 C

- OPEN TO OFFERS
- Well Presented Period Home
- Three Well Proportioned Bedrooms
- Attractive Gardens with Power to Storage Shed
- Popular Edge of Town Location
- Off-road Permit Parking available for £448/year
- Open Plan Sitting/Dining Room
- Walk-in Pantry with Socket for Fridge Freezer
- Spacious Bathroom
- Gas Central Heating - EPC Rating C

NO CHAIN Samuel Wood is delighted to offer for sale this well presented terraced home on London Road, Shrewsbury. Boasting a spacious well designed layout comprised over two floors the property benefits from an attractive rear garden, on street parking and pleasant period features. Situated in a highly sought after location close to excellent amenities including shops, pubs, restaurants, within walking distance of the town centre, excellent school catchment area and practical road links. Viewing is highly recommended by the selling agent.

30 London Road is a charming mid-terraced three-bedroom period property situated in a highly desirable area of Shrewsbury. The ground floor offers a welcoming entrance hallway with useful recessed storage beneath the stairs, leading into a spacious open-plan living/dining room featuring an attractive fireplace. To the rear is a well-appointed kitchen/breakfast room with direct access to the garden, complemented by a useful walk-in pantry with a power socket, providing space for a fridge/freezer.

Upstairs, the property offers three well-proportioned bedrooms, providing versatile accommodation for families, couples or those requiring additional space for a home office or guest room. The floor is completed by a family bathroom, with the bedrooms benefiting from the character and proportions expected of a period home.

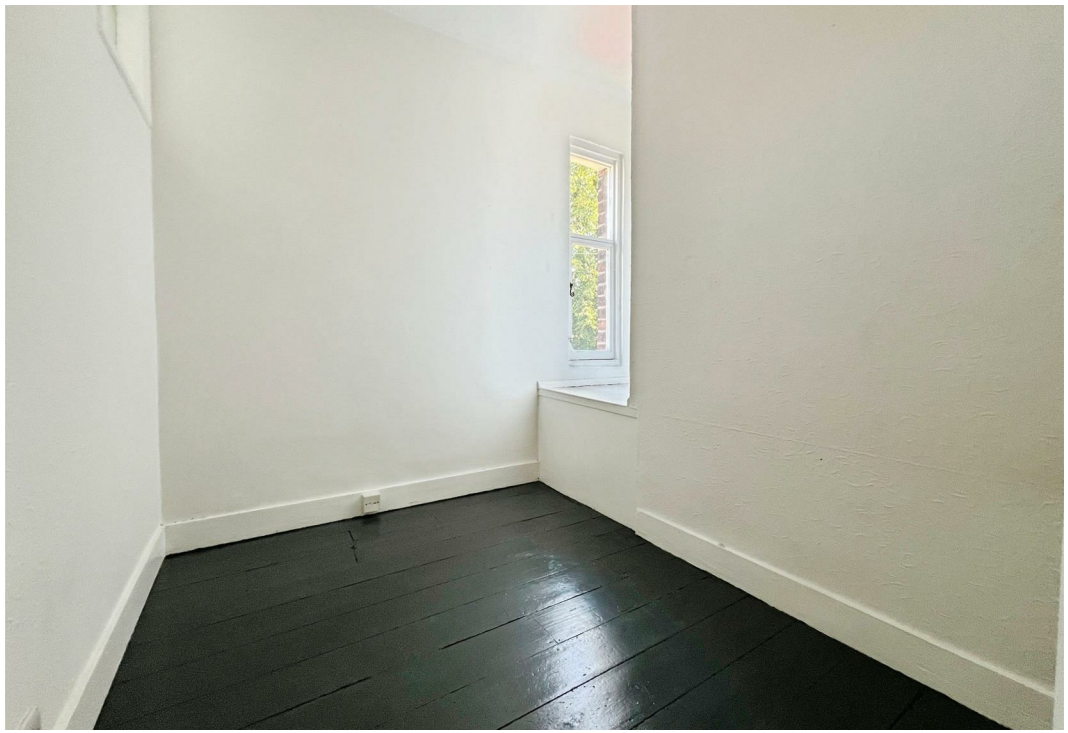
Outside, the property enjoys pleasant gardens with gated access to the rear churchyard, creating an attractive outlook and a sense of space. There is also gated side access via the neighbouring gardens, providing convenient access for bins. The rear garden further benefits from a useful storage shed with a power supply. The property is offered for sale with no upward chain, making it an appealing opportunity for those looking to move without the complications of an onward purchase.







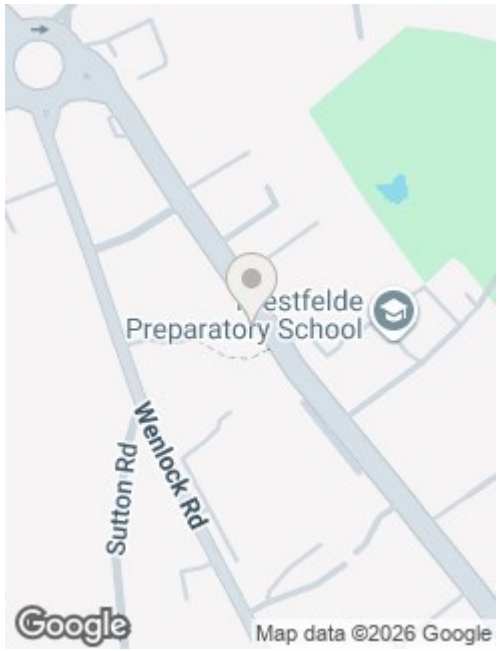












Directions

What3words: ///economies.energy.shield

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

Broadband Speed: Basic 12Mbps, Superfast 75Mbps & 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



Total floor area: 87.0 sq.m. (936 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 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.