



SAMUEL WOOD

11 Aysgarth Road, Shrewsbury, Shropshire, SY3 8TW

Offers Over £300,000



11 Aysgarth Road

Shrewsbury, Shropshire, SY3 8TW



- Semi Detached Home
- Desirable Location
- Family Bathroom
- Driveway For Multiple Vehicles
- Gas Central Heating
- Three Generously Sized Bedrooms
- Two Spacious Reception Rooms
- Landscaped Gardens
- Conservatory
- EPC Rating D

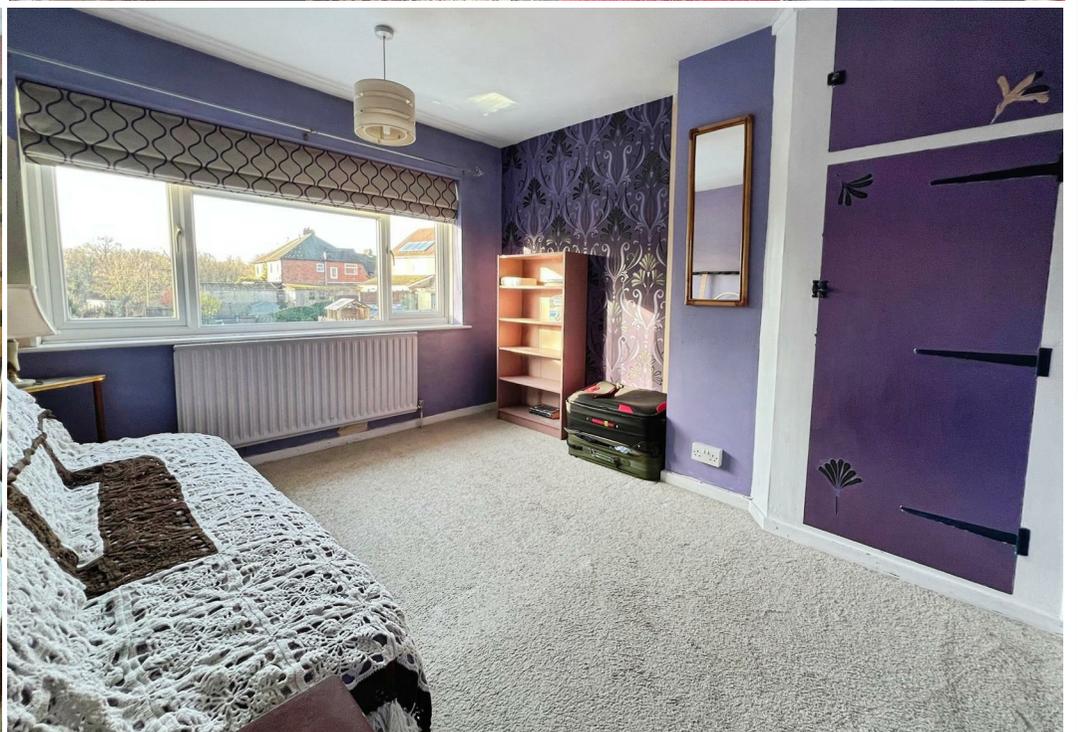
Samuel Wood is delighted to offer for sale this well presented home on Aysgarth Road, Copthorne, Shrewsbury. Occupying a desirable position in a highly sought after area the property boasts a well designed layout with spacious living combined with a generous plot and gardens. Situated close to excellent amenities including shops, pubs, restaurants, a petrol station, walking distance of the town centre, within great school catchment and near practical road links. Viewing is highly recommended by the selling agent.

11 Aysgarth Road is a well-proportioned three-bedroom semi-detached home, set within a generous plot in the sought-after area of Copthorne, Shrewsbury. The property enjoys an extensive driveway and attractive gardens to both the front and rear, with the rear garden backing directly onto the open green space of Copthorne Park, creating a pleasant and private outlook.

The ground floor accommodation begins with an entrance porch that opens into a spacious central hallway, providing access to the main living areas. There is a comfortable living room, a convenient ground floor WC and a well-appointed kitchen which leads through to the conservatory. The dining room also opens into the conservatory, which benefits from a solid roof, making it suitable for comfortable, year-round use and offering an excellent additional reception space overlooking the garden.

On the first floor, the property offers three well-sized bedrooms, ideal for families or those needing home office space. These are served by a family bathroom and a separate toilet, adding practicality for everyday living. Outside, the generous rear garden provides a peaceful setting with direct views and access to Copthorne Park, while the extensive driveway to the front offers ample off-road parking and enhances the home's overall appeal.







Directions

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

Broadband Speed: Basic 5Mbps, Superfast 57Mbps & Ultrafast 2300Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Property has possessory title but we are advised that that an indemnity insurance will be take out to protect buyers.

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

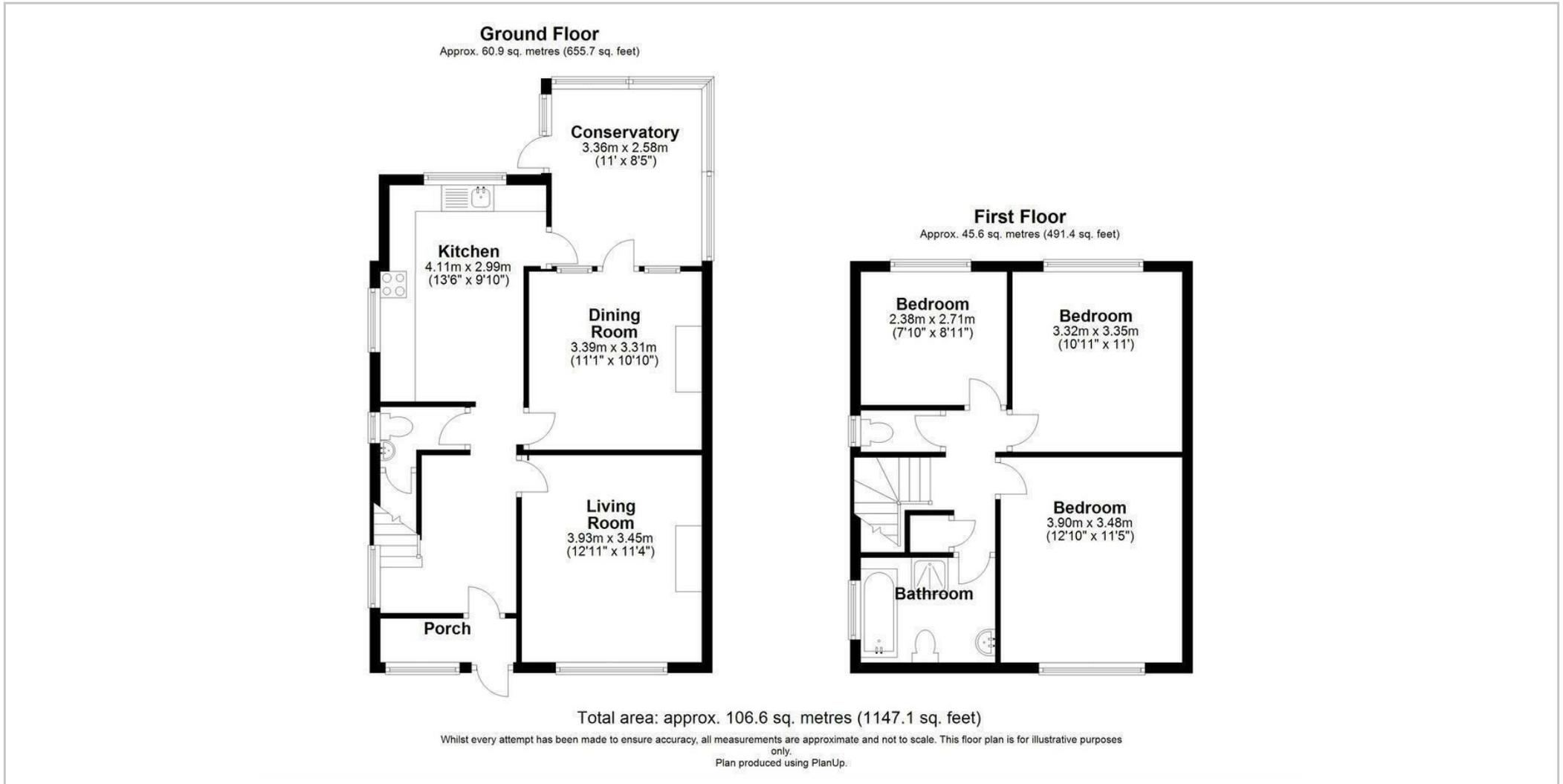
Council Tax Band: C

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.







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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