



SAMUEL WOOD

14 Oswell Road, Shrewsbury, Shropshire, SY2 5YL

Asking Price £367,500



14 Oswell Road

Shrewsbury, Shropshire, SY2 5YL



- Well Presented Family Home
- Double Width Driveway & Garage
- En-Suite & Family Bathroom
- Double Glazing & Gas Central Heating
- Close to Amenities & Road Links
- Spacious Reception Rooms
- Four Spacious Bedrooms
- Landscaped Rear Garden with Riverside Aspect
- Popular Residential Area
- EPC Rating D

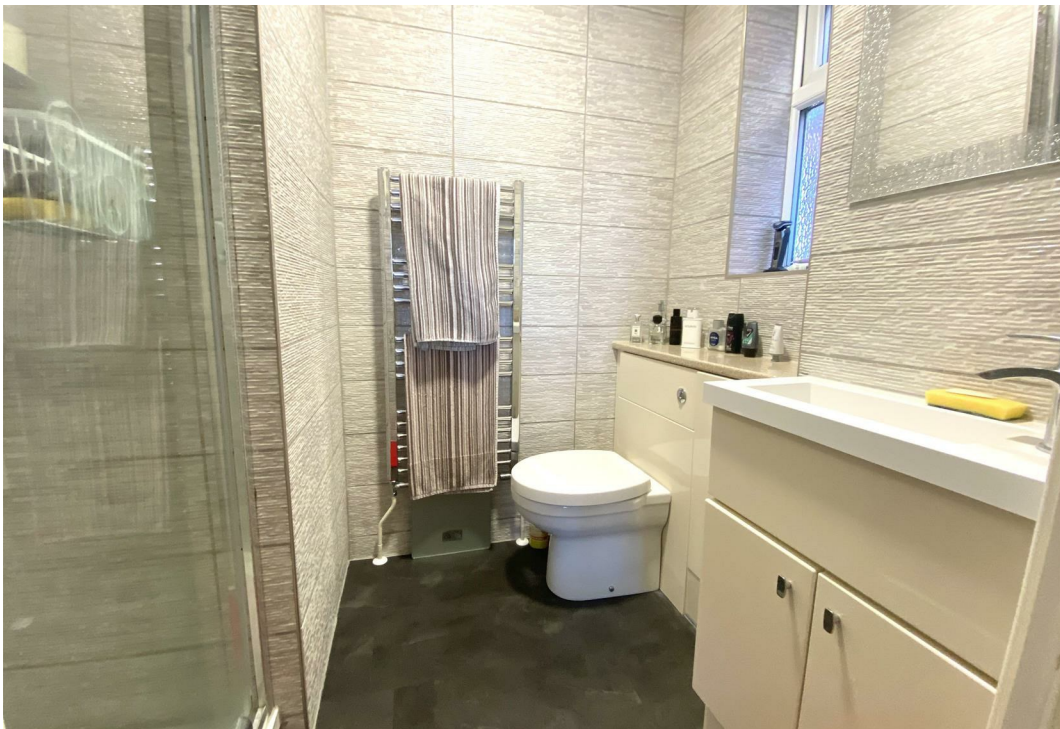
Samuel Wood is delighted to offer for sale this well presented family home on Oswell Road in Shrewsbury. The carefully designed layout boasts comfortable contemporary living all complemented by beautifully landscaped gardens, driveway, garage and pleasant rural views to the rear. Located in a popular area with easy access to local amenities and road links, it presents an excellent opportunity for potential buyers. Viewing is highly recommended by the selling agent.

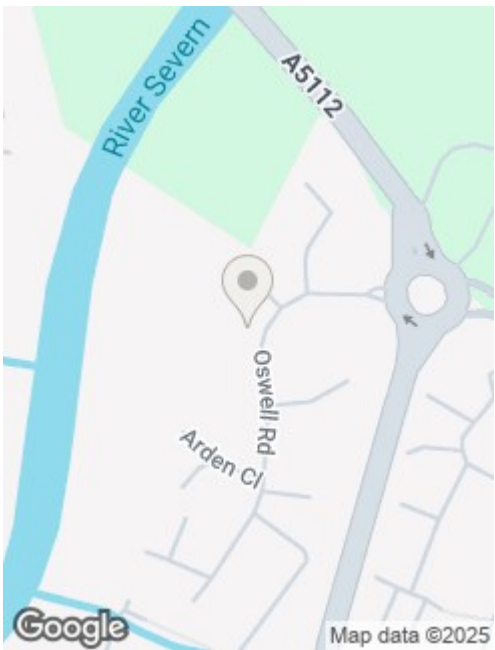
14 Oswell Road is a beautifully presented property offering well-proportioned accommodation across two floors. The ground floor comprises a welcoming entrance hall, a spacious bay-fronted living room, and a separate dining room with French doors opening out to the rear garden. The modern re-fitted kitchen is equipped with a service door leading to the garage, while the utility room and cloakroom WC add to the practical layout of the home.

Upstairs, the first-floor landing provides access to the loft space and leads to four bedrooms, including a master bedroom with an en-suite shower room. The three remaining bedrooms are well-sized and share a family bathroom, making this an ideal family home with ample living space for all. The property's design ensures comfort and convenience throughout.

Externally, the property features attractive lawn and gravel areas, a double-width driveway that leads to the garage and side access to the rear garden. The enclosed garden is a real highlight, offering a paved sun terrace, well-maintained lawned areas and a range of well-stocked borders. A timber shed provides useful storage; the garden benefits from a lovely aspect overlooking local fields and the River Severn, offering a peaceful and scenic setting.







Directions

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

Broadband Speed: Basic 5 Mbps, Superfast 80 Mbps & Ultrafast 1000 Mbps

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

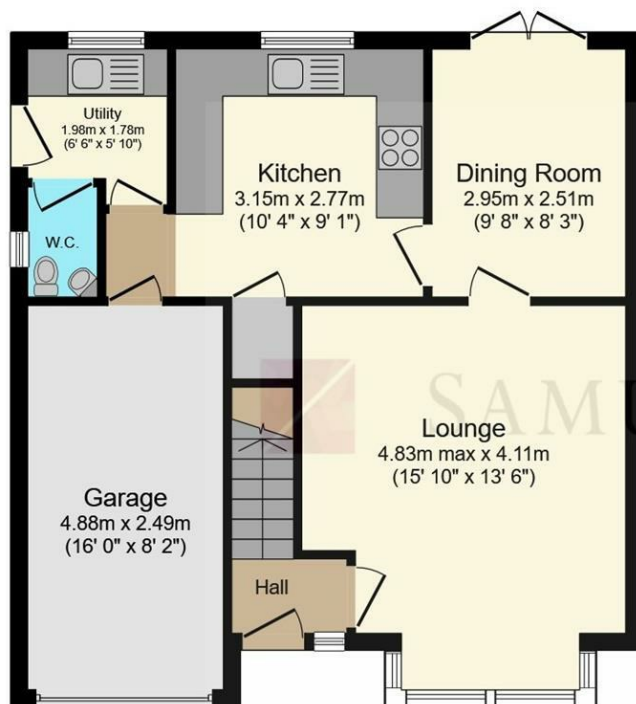
Council Tax Band: D

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.

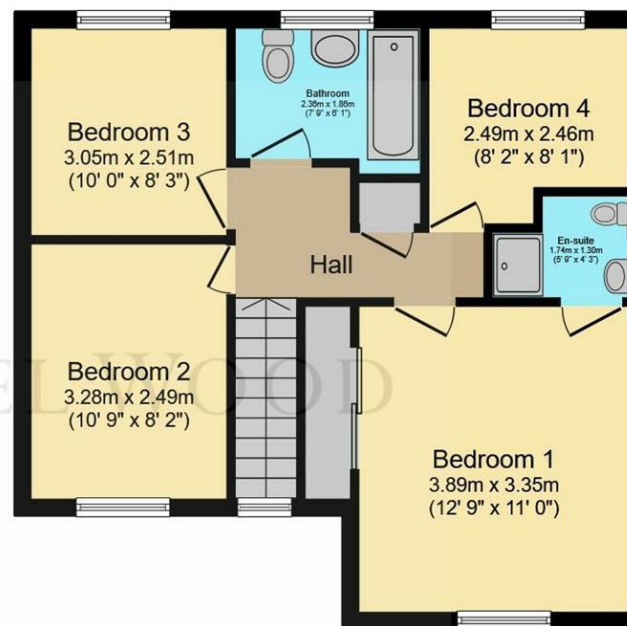






Ground Floor

Floor area 59.7 m² (642 sq.ft.)



First Floor

Floor area 50.3 m² (541 sq.ft.)

TOTAL: 110.0 m² (1,184 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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

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