



SAMUEL WOOD

15 Faintree Avenue, Shrewsbury, Shropshire, SY2 6HD
Offers In The Region Of £260,000



15 Faintree Avenue

Shrewsbury, Shropshire, SY2 6HD



- Located in a desirable Sutton Farm cul-de-sac
- Spacious living-dining area with large picture windows
- Three well-proportioned bedrooms with plenty of natural light
- Gas-fired central heating throughout for year-round comfort
- Attractive, thoughtfully maintained gardens
- Bright reception porch leading to welcoming interiors
- Kitchen with easy access to dining and garden areas
- Bathroom with white suite and convenient shower bath
- Long driveway leading to detached garage
- EPC Rating D

Nestled in a quiet cul-de-sac in the ever-popular Sutton Farm area, 15 Faintree Avenue is a delightful semi-detached home that perfectly balances comfort, charm, and functionality. This inviting property greets you with spacious interiors and lovingly maintained gardens, creating an ideal setting for families or individuals looking to settle in a popular and convenient location. With ample natural light pouring through large picture windows, a spacious living dining area, and three comfortable bedrooms, this home offers both space and versatility in equal measure.

As you enter 15 Faintree Avenue, the reception hall welcomes you with a bright, airy feel, setting the tone for the rest of the home. Step into the living-dining room, where large picture windows flood the space with natural light, creating an inviting atmosphere for relaxing or entertaining. The open-plan design offers flexibility and a feeling of spaciousness, allowing for comfortable family gatherings. From the living area, a door leads you into the kitchen, equipped and laid out for efficiency. It provides easy access to both the dining area and the outdoor spaces, making it ideal for preparing meals while staying connected with family or guests.

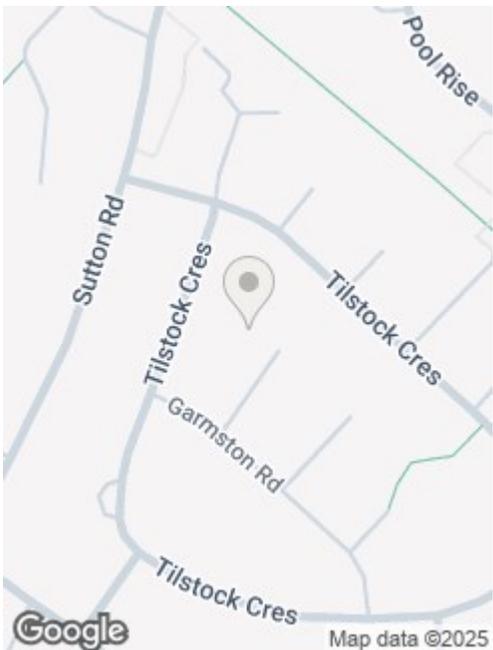
Returning to the reception hall, a staircase leads to the spacious landing on the first floor, from where you'll find three inviting bedrooms. Each bedroom is well-proportioned, offering a mix of natural light and privacy, suitable for family members or guests. The family bathroom features white suite with a shower bath, adding convenience and style to the upstairs layout.

Outside, a long driveway runs along the side of the property, leading to detached garage that provides ample parking and storage options.

The property has delightful outdoor spaces, offering a mix of patio and lawn areas and creative planting to enjoy in all seasons. This home truly combines the best of comfort, convenience, and kerb appeal.







Directions

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

Broadband Speed: up to 1139 Ultrafast Mbps

Flood Risk: No Risk

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.

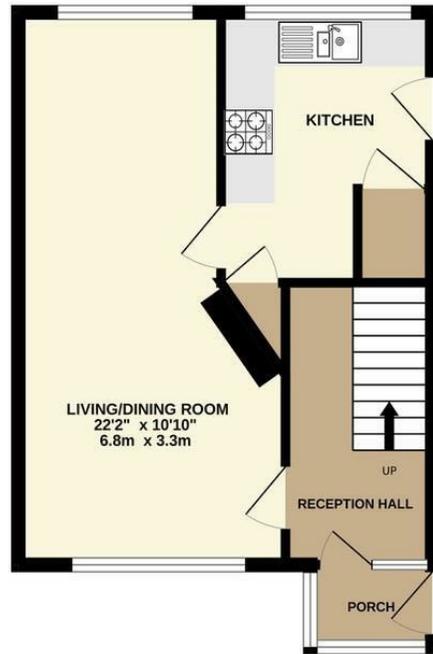
These details are awaiting final approval and may be subject to some changes.





Floor Plans

GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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