



# SAMUEL WOOD



## 87 St Michaels Street

Shrewsbury, Shropshire, SY1 2HA

£950 PCM



MANAGED BY SAMUEL WOOD. Close to town, three-storey home, kitchen and utility, small enclosed yard. Two bedrooms, first-floor bathroom. Gas central heating.



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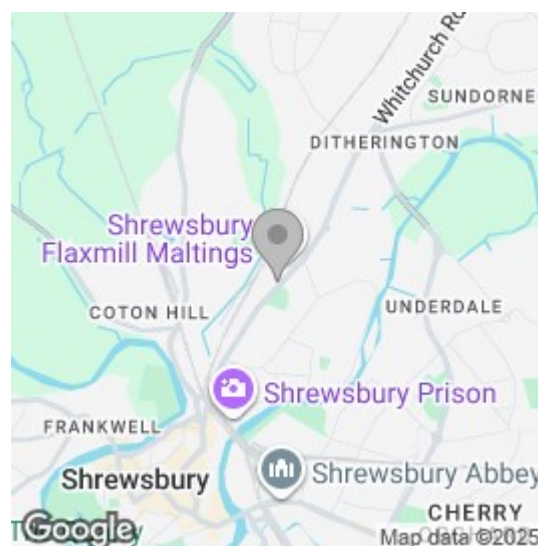
PLEASE NOTE: Decoration is currently in progress. Pictures were taken prior to these decorating works. For more information, please contact us.

Set over three storeys, this character mid-terrace offers practical space close to town amenities. The ground floor has a sitting room with a feature wood burner, leading to a fitted kitchen with oven and hob and useful understairs storage. Beyond is a good size utility room with boiler, work surface and French doors to the rear. The property benefits from gas central heating and uPVC double glazing.

Outside, there is a small, enclosed rear yard with high stone boundary – a low-maintenance spot for a morning coffee or secure storage.

On the first floor a generous double bedroom sits alongside the family bathroom with shower over the bath. Stairs rise again to the top floor where a second bedroom with roof window provides a quiet retreat, ideal as a main bedroom, guest room or home office.

## Area Map



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.

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