



SAMUEL WOOD

79 Oakfield Road, Shrewsbury, Shropshire, SY3 8AL
Offers In The Region Of £375,000



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Shrewsbury, Shropshire, SY3 8AL



- Well-Presented Three Bedroom Semi-Detached
- Separate Living Room with French Doors
- Versatile Playroom with Bay Front Window
- Stylish Modern Bathroom with White Suite
- Landscaped Rear Garden with Entertaining Zones
- Spacious Kitchen/Dining Room with Appliances
- Log Burner Creates A Cosy Atmosphere
- Three Well-Proportioned Bedrooms Upstairs
- Ample Parking On Double-Width Driveway
- EPC Rating C

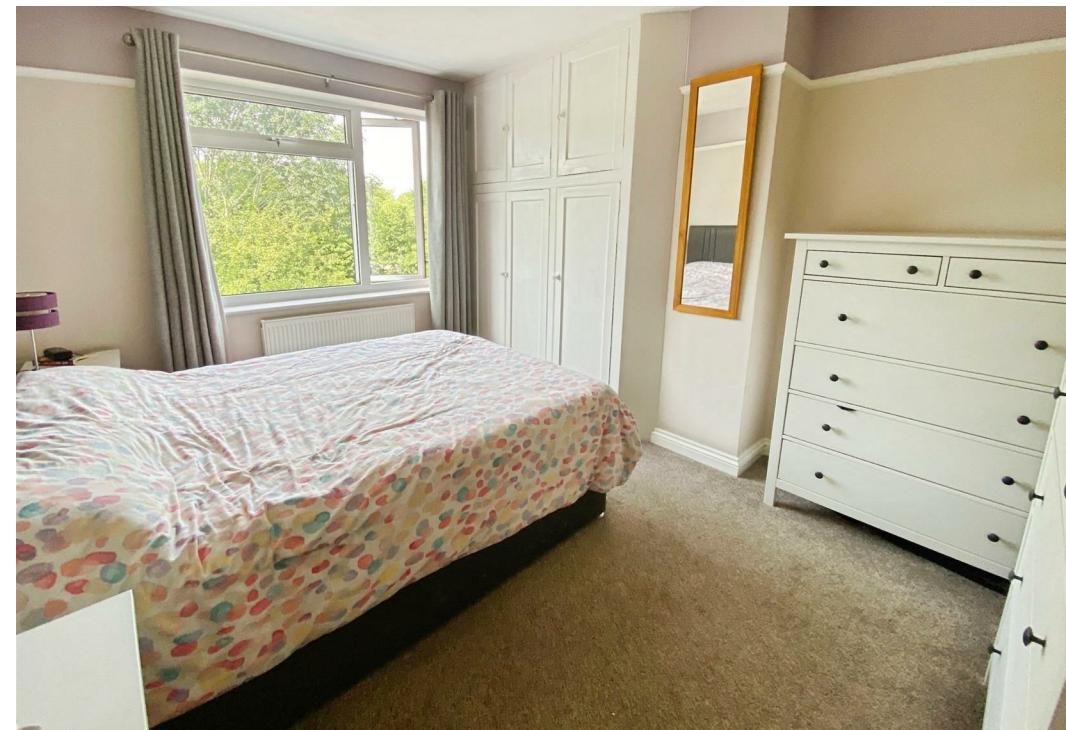
This much-improved three-bedroom semi-detached home offers stylish and flexible living in a sought-after Shrewsbury location. With a spacious kitchen/dining area, playroom, log-burner lounge, and private garden, it's perfect for families. The property boasts modern fittings, driveway parking and a good sized rear garden. All within easy reach of schools, amenities, and the Royal Shrewsbury Hospital. Viewing is highly recommended by the selling agent.

The property opens to a welcoming entrance hall with access to a versatile playroom featuring a bay window. The generous living room, complete with log burner, offers direct access via French doors to the garden. The kitchen/dining room is stylishly fitted with matching wall and base units, a range cooker and integrated appliances. A convenient downstairs WC completes the ground floor.

Upstairs are three well-sized bedrooms, two of which benefit from bay windows with the principal bedroom offering fitted wardrobes and views over the rear garden. The modern family bathroom is fitted with a white suite, including a panelled bath, wash hand basin and low flush WC.

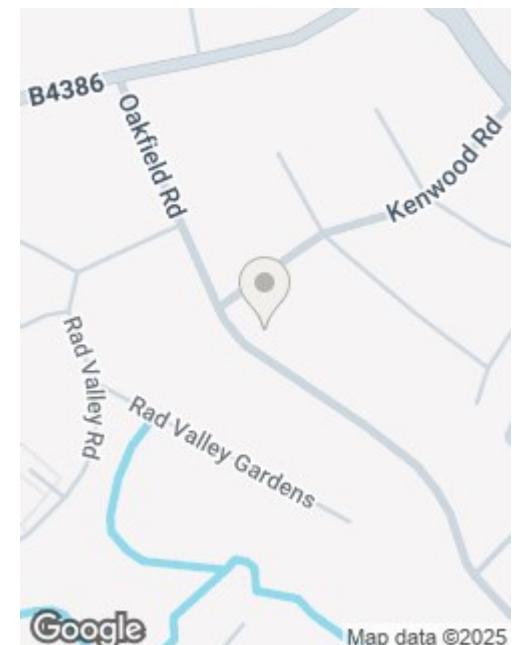
Outside - To the front, the property is approached via a double-width driveway bordered by fencing and mature hedging, offering ample parking. The rear garden is a standout feature - south west facing and thoughtfully landscaped with a three-tiered decking area ideal for entertaining. There is a fitted wooden cabana, a dedicated children's play area and a well-maintained lawn. A wooden shed provides additional storage at the garden's end, all enclosed for privacy and security.







Directions



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

Broadband Speed: Basic 6 Mbps, Superfast 80 Mbps & Ultrafast 10,000 Mbps
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: 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.

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







Total floor area: 89.9 sq.m. (968 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 missstatement. 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

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