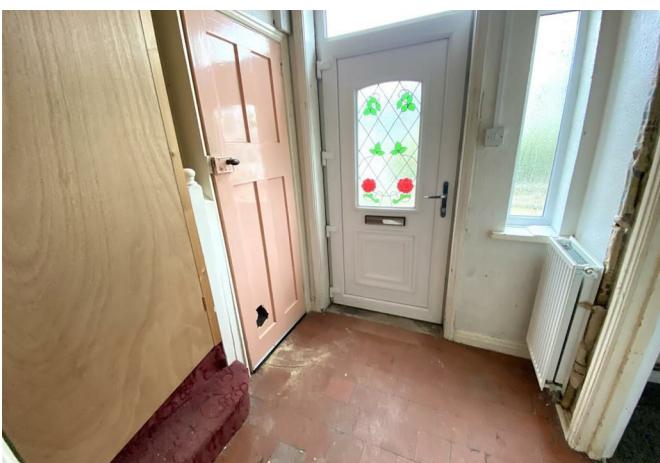




SAMUEL WOOD

37 Racecourse Crescent, Shrewsbury, Shropshire, SY2 5BW
Offers In The Region Of £195,000



With NO UPWARD CHAIN, this good-sized three-bedroom semi-detached house in the popular Monkmoor area of Shrewsbury, offers a great investment potential. The property requires modernisation and features a spacious rear garden, a functional layout and convenient access to transport links, schools, and amenities.

- Three-bedroom semi-detached house
- Scope for improvement and modernisation
- Excellent investment opportunity
- Close to transport links, schools & local amenities
- Spacious living room & kitchen
- Three good sized bedrooms
- Ground floor wet room & first floor bathroom
- Good sized rear garden
- Gas fired central heating
- EPC Rating D

This property is 'SOLD AS SEEN' and presents an excellent opportunity for investors or those looking to renovate to create a family home.

The entrance hall leads to a spacious lounge, wet room, and kitchen, while the first floor accommodates three well-sized bedrooms and a bathroom.

Externally, the home offers a front garden and a well-sized rear garden, perfect for outdoor activities.

Located in Monkmoor, Shrewsbury, it benefits from great connectivity to transport links, schools, and amenities.

Services at the property

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

Broadband Speed: Basic 10 Mbps & Ultrafast 10,000 Mbps

Flood Risk: No Risk.

Tenure

We understand the tenure is Freehold.

Local Authority

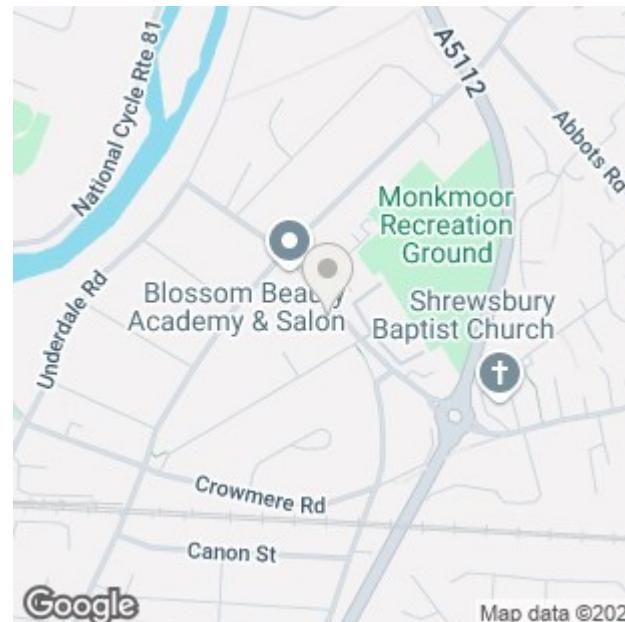
Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

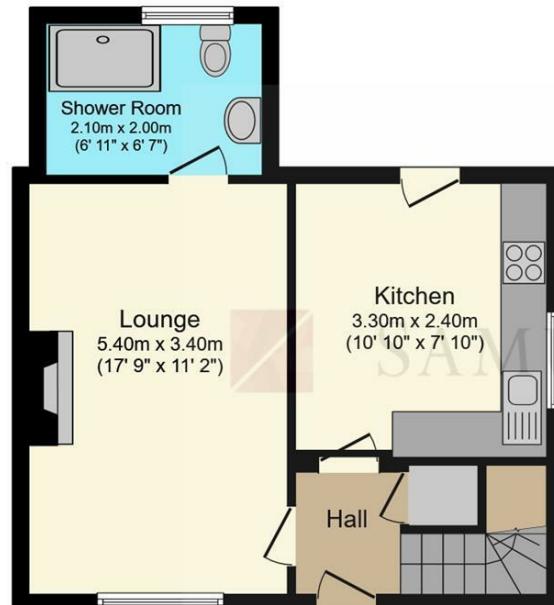
Mortgage Services

We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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



Floor Plans



Ground Floor

Floor area 42.5 m² (458 sq.ft.)



First Floor

Floor area 36.7 m² (395 sq.ft.)

TOTAL: 79.3 m² (853 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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