



SAMUEL WOOD

103 Sutton Road, Shrewsbury, Shropshire, SY2 6ED

Offers In The Region Of £170,000



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Shrewsbury, Shropshire, SY2 6ED



- *Attention Landlords* Potential income of £800 pcm
- Two Double Bedrooms
- Spacious Living Room
- Two Allocated Car Parking Spaces
- Near to the tranquil Reabrook Nature Reserve
- Fully Renovated First Floor Apartment
- Refitted Kitchen and Bathroom
- Enclosed Landscaped Garden
- Gas Central Heating & Double Glazing
- EPC Rating C

Samuel Wood is delighted to offer for sale this beautifully renovated leasehold apartment in the sought after location of Sutton Farm in Shrewsbury. Featuring a new kitchen and bathroom, along with a tastefully designed interior that's ready to move into. All complemented by an excellently landscaped front garden, ample internal/external storage and two allocated parking spaces. Situated close to great amenities including shops, pubs, restaurants, schools and useful road links. Viewing is highly recommended by the selling agent.

This beautifully presented first-floor apartment offers a modern and comfortable living space, perfect for first-time buyers or downsizers. We estimate a rental income of £800 pcm which also makes this the IDEAL investment opportunity for private residential landlords.

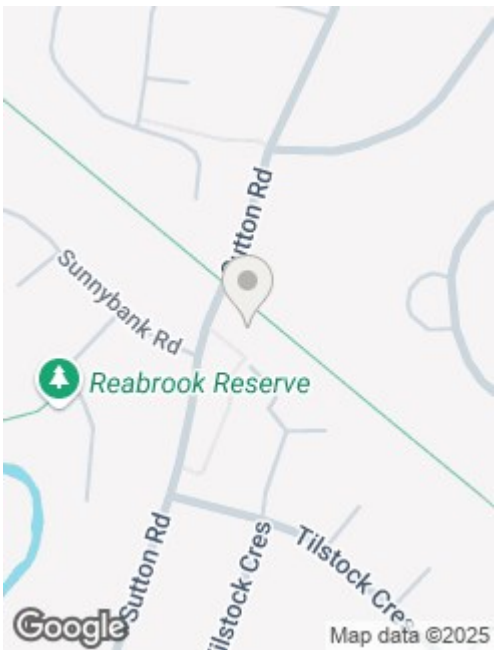
The entrance door from the garden, opens to the entrance hall/staircase ascending to the apartment's landing which has access to the bedrooms, bathroom and living room. The property boasts a newly refitted bathroom with a modern white suite, two well-proportioned double bedrooms with the master having a built-in wardrobes. The spacious living room is dual aspect and connects to the stylish, contemporary kitchen with high gloss units and built-in stainless steel electric cooker, gas hob and cooker hood. integrated appliances.

Recently redecorated with new flooring throughout, the apartment benefits from ample storage, including three airing cupboards, built-in storage and a boarded loft with ladder access.

Outside, the entrance to the property is approached from the rear of the block of apartments, through the landscaped garden which provides a pleasant retreat, complete with a shed for additional storage. The property also includes two allocated parking spaces to the front, ensuring convenience and practicality. Situated in a desirable location with easy access to local amenities, this well-maintained apartment is ready to move into and enjoy.







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 10,000 Mbps

Flood Risk: No Risk.

Tenure: We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 99 years from 26th November 2019. 93 years remain.

Service Charges: N/A

Ground Rent: £50 Per Annum

Next Ground Rent Review Period: tbc

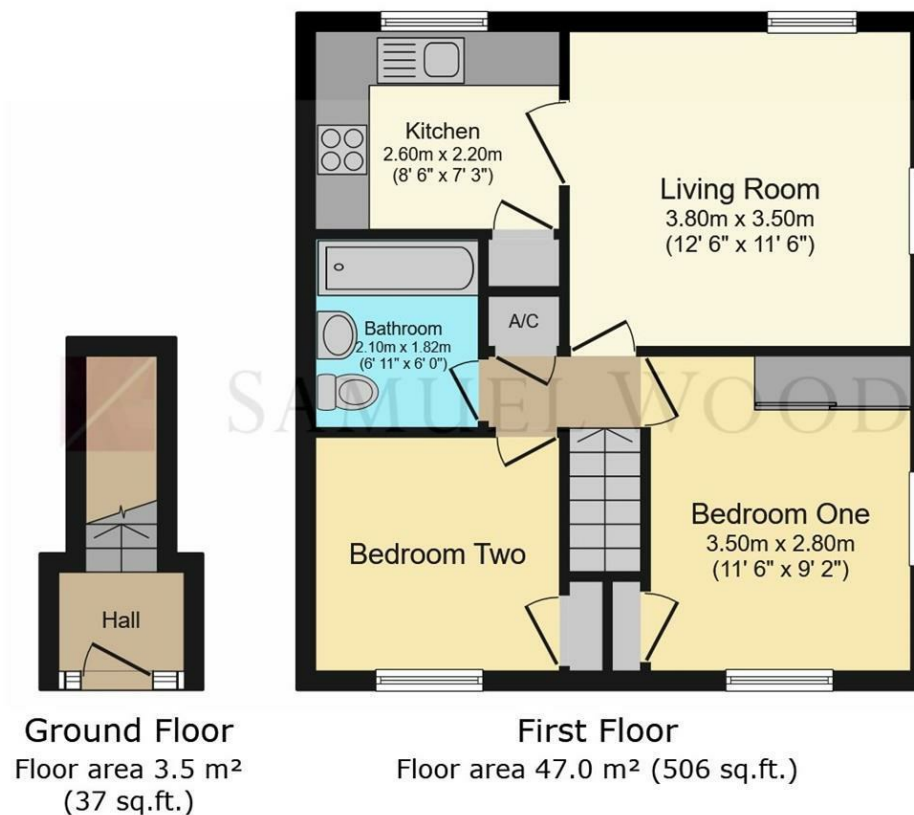
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

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.







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

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