

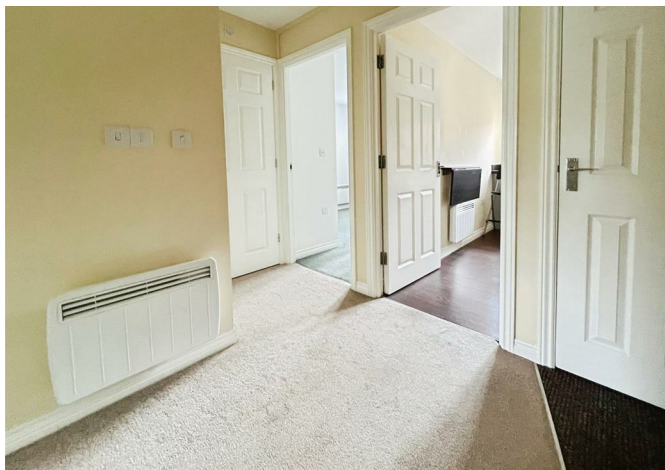


SAMUEL WOOD

13 Greenfields Gardens, Shrewsbury, Shropshire, SY1 2RN

Offers In The Region Of £165,000





Situated on the edge of Shrewsbury town centre, this well-presented ground floor leasehold apartment offers convenience and comfort in an excellent location. Within easy walking distance of the railway station and local amenities, it is ideal for first time buyers, downsizers or investors. The property benefits from allocated parking and is offered with no upward chain. This home represents a superb opportunity to secure a low-maintenance property in one of Shrewsbury's most sought after areas, combining modern living with excellent transport links. Early viewing is highly recommended.



- Ground Floor Leasehold Apartment
- Walking Distance to Town Centre
- Close to Shrewsbury Railway Station
- Spacious Living Room
- Contemporary Kitchen with Gloss Units
- Two Double Bedrooms, One En-Suite
- Family Bathroom with White Suite
- Allocated Off Road Parking Space
- No Upward Chain
- EPC Rating D

Accessed via a smart communal entrance, the apartment opens into a welcoming reception hall that sets the tone for the home. The spacious living room offers a comfortable area to relax or entertain, complemented by two electric wall heaters. The sleek contemporary kitchen features glossy fitted units, an integrated oven and hob and space for essential appliances - ideal for both everyday living and hosting friends.

There are two well proportioned double bedrooms, with the main bedroom enjoying the privacy of an en-suite shower room. A white fitted family bathroom serves the second bedroom and guests. With allocated parking and electric heating throughout, the property is perfectly practical, while its location adds real lifestyle appeal, just a short stroll from Shrewsbury's historic town centre, riverside walks, theatre, independent shops and a wide choice of cafés, bars and restaurants.

Offered with no upward chain, this is an excellent opportunity for first time buyers or investors to secure a stylish home in a vibrant and well-connected setting.

### Services at the property

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

Broadband Speed: Basic 13 Mbps, Superfast 80 Mbps & Ultrafast 330 Mbps

\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low.

### Tenure

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: 155 years from 1st April 2007 - 136 years remain.  
Service Charges: £119.61 pcm £1435.32 pa  
Ground Rent: £24.69 pcm £269.19 pa  
Next Ground Rent Review Period: tbc

### Local Authority

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

Council Tax Band: B

### Mortgage Services

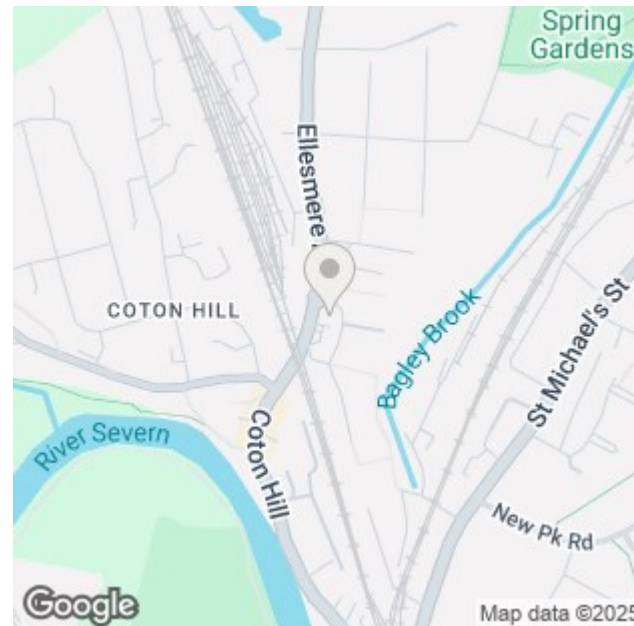
We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

### Referral Fees

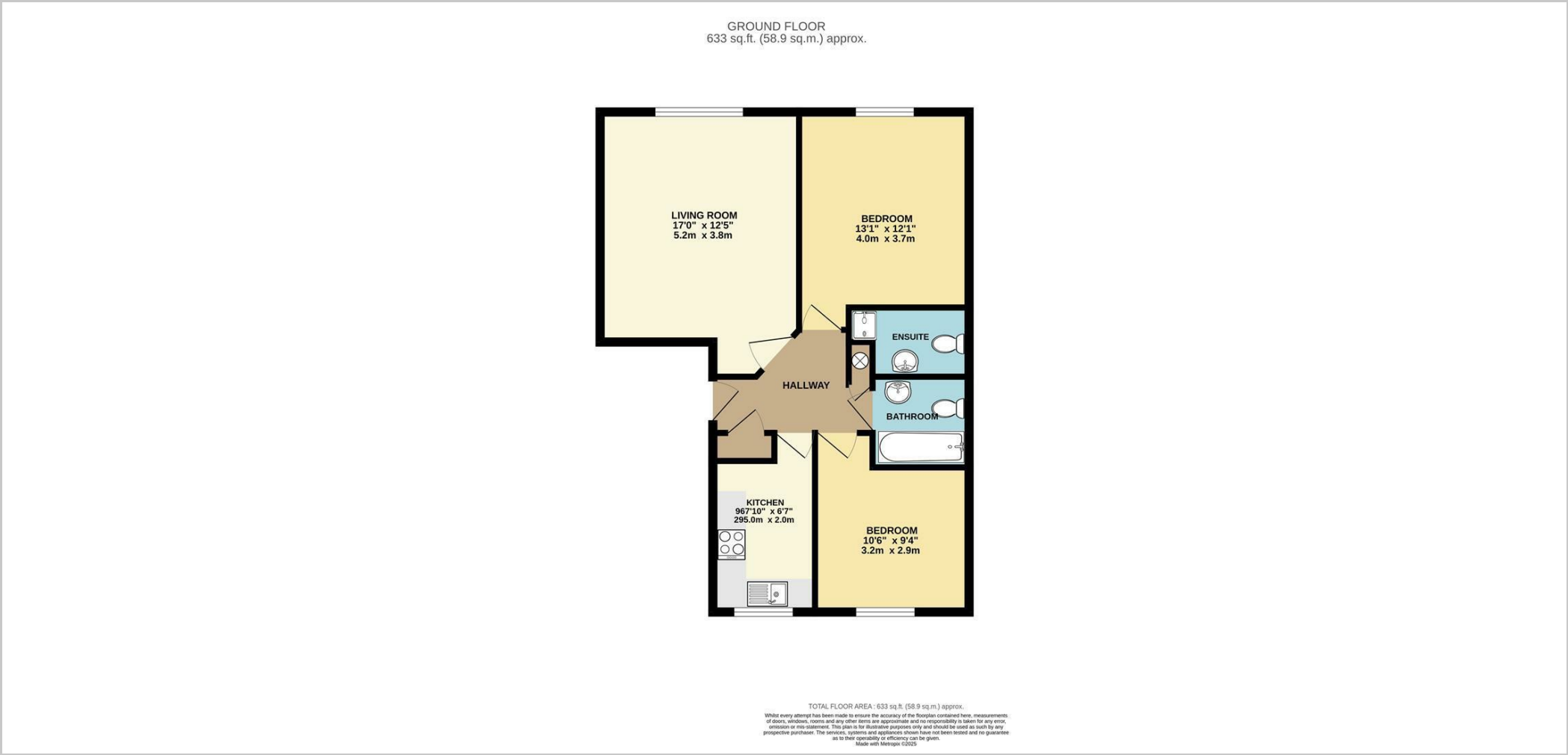
Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

### Draft

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



Floor Plans



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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