



SAMUEL WOOD

39 Lesley Owen Way, Sundorne, Shrewsbury, Shropshire, SY1 4RB

Offers In The Region Of £190,000



39 Lesley Owen Way presents a charming two-bedroom semi-detached property situated in a desirable location north of the town centre. It boasts excellent connectivity to major routes including the A49, A5, and M54, making commuting convenient. The property also enjoys proximity to schooling and essential amenities, enhancing its appeal for families and individuals alike.

- Two Bedroom Semi-Detached Property
- Living Room
- Kitchen Breakfast Room
- Gas Fired Central Heating
- Double Glazing
- Off Road Parking
- Enclosed Rear Garden
- Ideal First Time Buyer / Investor Purchase
- EPC Rating C

#### Reception Vestibule

#### Living Room 14'1 x 10' (4.29m x 3.05m)

Double glazed window to the front aspect, laminate flooring, radiator.

#### Kitchen Breakfast Room 13' x 8'7 extending to 10'9 (3.96m x 2.62m extending to 3.28m)

Range of wall and base units to worktops, sink unit, provision for washing machine, built-in oven, gas hob with extractor hood, door to the side, two double glazed windows to the rear, radiator,

#### Bedroom 1 10' x 12' (3.05m x 3.66m)

Double glazed window to the front aspect, carpet flooring, radiator, built-in storage and airing cupboard.

#### Bedroom 2 10'9 x 8' (3.28m x 2.44m)

Double glazed window to the rear, carpet flooring, radiator.

#### Bathroom

White suite comprising: bath, shower to bath area, WC, wash hand basin, tiled splash areas, laminate flooring, double glazed opaque window.

#### Outside

The property is approached from Lesley Owen Way over tarmacadam driveway, the front garden is laid to lawn.

#### Rear Garden

The property has an enclosed rear garden with a mixture of hedge and fence boundaries.

#### Services at the property

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

Broadband Speed: Basic 6 Mbps, Superfast 80 Mbps & Ultrafast 1000 Mbps

Flood Risk: Very Low.

#### Local Authority

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

Council Tax Band: B

#### Tenure

We understand the tenure is Freehold.

#### Mortgage Services

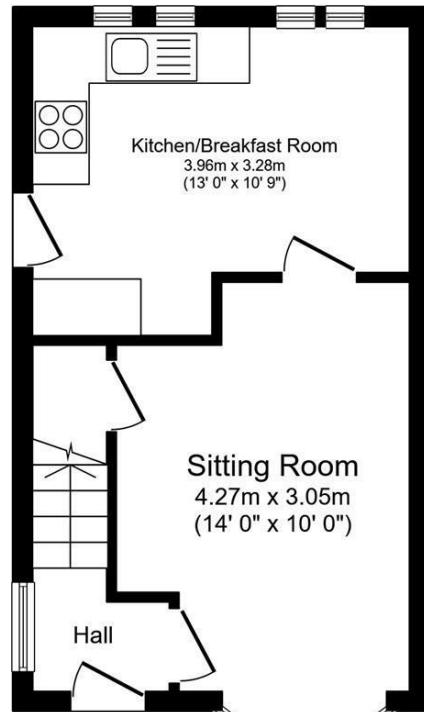
We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

#### Referral Fees

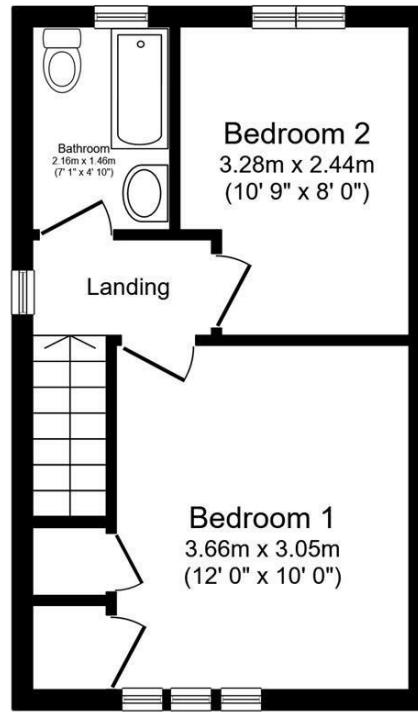
Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



## Floor Plans



**Ground Floor**



**First Floor**

**Total floor area 57.0 sq.m. (614 sq.ft.) approx**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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