



SAMUEL WOOD

85 Moston Road, Shrewsbury, Shropshire, SY1 4QD

Asking Price £170,000



85 Moston Road

Shrewsbury, Shropshire, SY1 4QD



- Terraced Home
- Spacious Reception Room
- Family Bathroom
- Rear Garden With Outdoor Storage
- Gas Central Heating
- Three Well Proportioned Bedrooms
- NO CHAIN
- Open Plan Kitchen Diner
- On Street Parking
- EPC Rating D

Samuel Wood is delighted to offer for sale this well presented terraced home on Moston Road, Shrewsbury. Boasting a well designed layout combined with spacious living, rear garden and additional outdoor storage space. Occupying a good position with open views of Lantern Playground to the front and close to excellent amenities including, shops, gyms, pubs, sports centre, retail park, close to bus route, practical road links and within school catchment. Viewing is highly recommended by the selling agent.

Ground Floor:

85 Moston Road in Shrewsbury offers a welcoming and practical layout beginning with a useful porch area that leads into a spacious living room, ideal for family relaxation or entertaining guests. The ground floor continues through to a bright and open-plan kitchen diner, providing ample space for both cooking and dining with a modern, social feel. At the rear, there is a small but convenient utility room offering additional storage and direct access to the garden, enhancing the overall functionality of the ground floor.

First Floor:

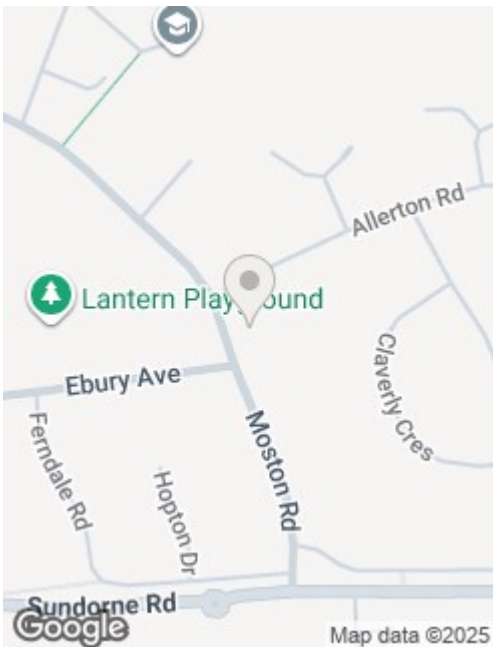
Upstairs, the property features three well-proportioned bedrooms that provide comfortable and versatile living space for families or professionals alike. Each room benefits from good natural light and flexibility for use as sleeping accommodation, a home office, or guest space. The first floor is completed by a contemporary family bathroom, fitted with modern fixtures and offering a clean, neutral decor suited to a range of tastes.

Outside:

Externally, 85 Moston Road benefits from gated side access leading to a well-maintained rear garden, creating a private outdoor space ideal for relaxation or entertaining. The garden provides plenty of scope for personalisation, whether for seating, planting, or children's play. On-street parking is available at the front of the property, ensuring convenient access for residents and visitors alike. Overall, the outdoor areas complement the home's practical interior layout and add to its appeal as a comfortable, well-rounded property in a popular Shrewsbury location.







Directions

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

Broadband Speed: Basic 4Mbps, Superfast 65Mbps & Ultrafast 2300Mbps

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: A

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

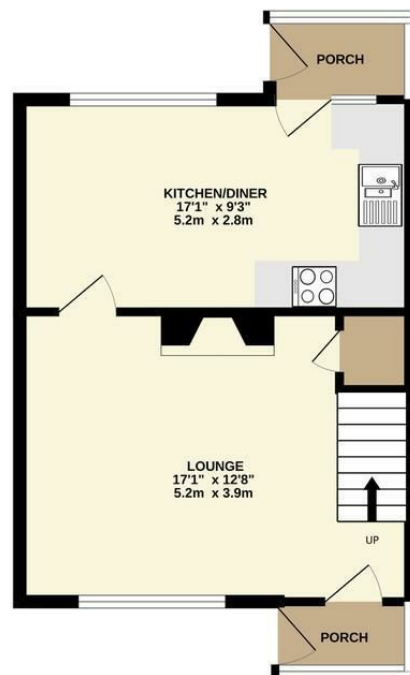
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





Floor Plans

GROUND FLOOR
406 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 815 sq.ft. (75.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

Tel: 01743 272710 | shrewsbury@samuelwood.co.uk