



SAMUEL WOOD

45 Oswell Road, Shrewsbury, Shropshire, SY2 5YL
Offers In The Region Of £325,000



45 Oswell Road

Shrewsbury, Shropshire, SY2 5YL



- Modern Three Storey Townhouse
- Spacious Ground Floor Family Room
- Three Well Proportioned Bedrooms
- Bespoke Covered Decked Patio Area
- Pleasant Cul-De-Sac Location
- Living Room with Juliette Balcony
- Stylish Breakfast Kitchen
- En-Suite to Master Bedroom
- Internal Garage & Driveway Parking
- EPC Rating C

Situated within a pleasant cul-de-sac, 45 Oswell Road is a modern three-bedroom townhouse offering spacious and versatile accommodation arranged over three floors. Ideal for families and professionals alike, the property features a generous family room opening onto the rear garden, alongside a stylish first-floor living room and breakfast kitchen, both enjoying Juliette balconies. The second floor hosts three well proportioned bedrooms, including a master with en-suite facilities. Outside, the home benefits from driveway parking, a garage and a beautifully designed low-maintenance garden with a covered seating area. Conveniently located close to the town centre, excellent amenities and the M54 motorway link, this property combines comfort, convenience and contemporary living - a home designed to fit modern lifestyles perfectly.

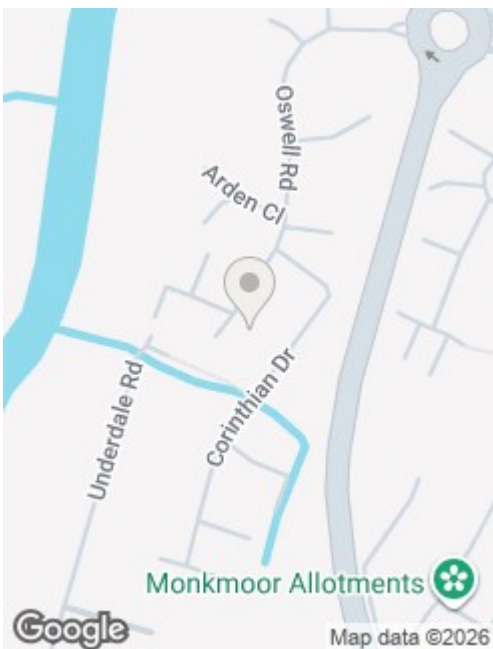
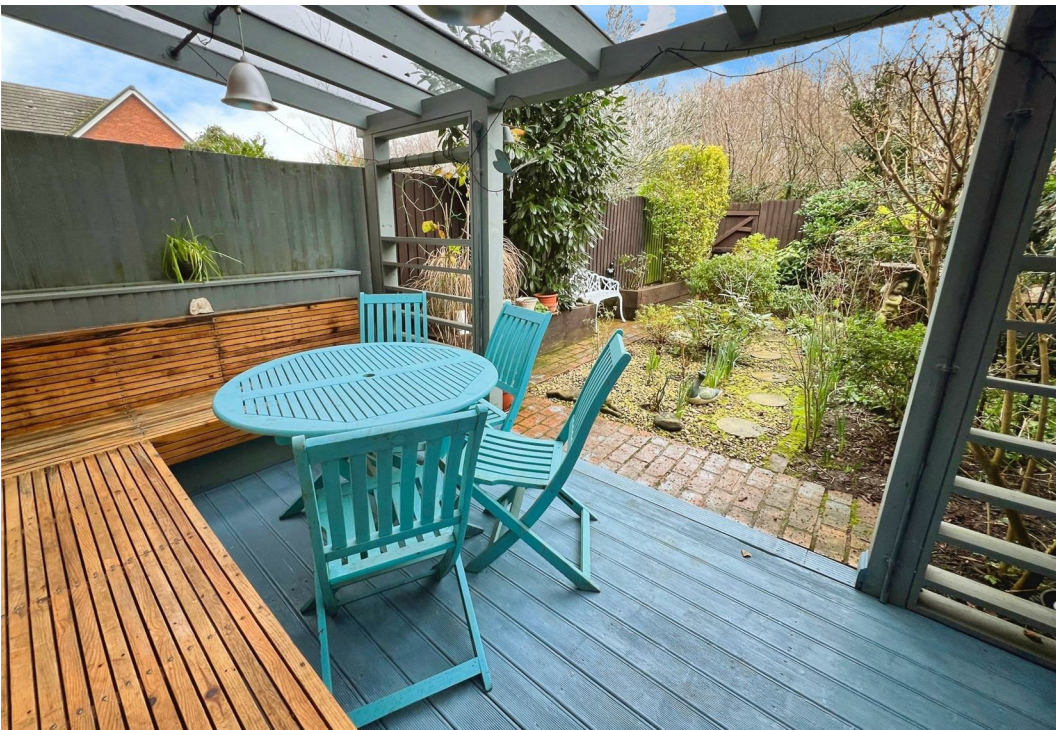
The ground floor comprises a welcoming entrance hall with useful understairs storage, a cloakroom, and a spacious family room with double doors opening directly onto the rear garden, creating a flexible living or entertaining space.

To the first floor is an impressive living room with Juliette balcony, opening through to a fitted kitchen/dining room, also benefiting from double doors and Juliette style balcony. The second floor offers a master bedroom with en-suite shower room, two further bedrooms and a family bathroom.

Externally, the property features driveway parking, an internal garage, and a small lawned frontage. The enclosed rear garden is designed for low maintenance and includes a bespoke decked covered patio with seating, lighting and attractive feature planting.







Directions

///played.dwell.waddle

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

Broadband Speed: Basic 5 Mbps, Superfast 73 Mbps & Ultrafast 2300 Mbps

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: D

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.

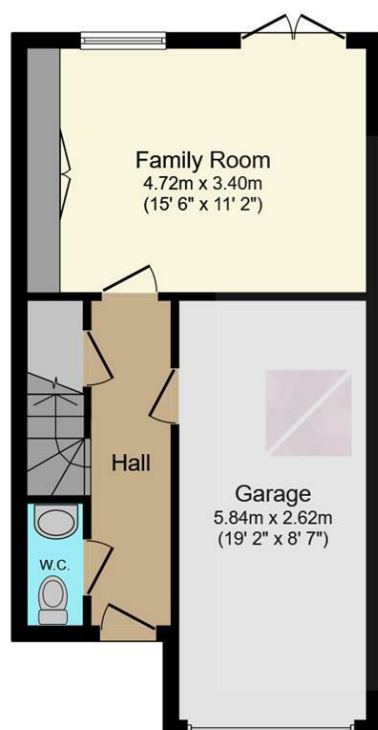
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

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





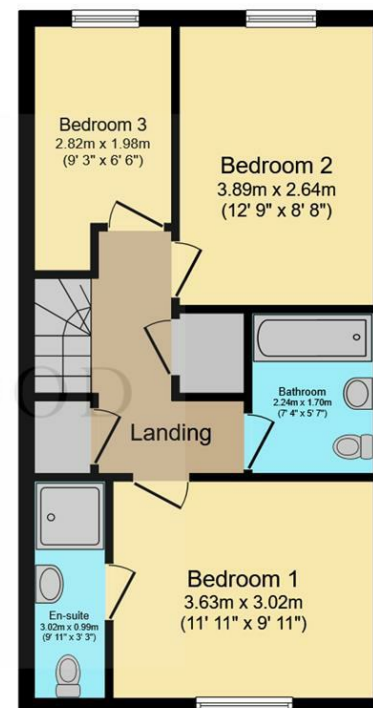
Floor Plans



Ground Floor
Floor area 41.4 sq.m. (445 sq.ft.)



First Floor
Floor area 44.2 sq.m. (475 sq.ft.)



Second Floor
Floor area 44.1 sq.m. (475 sq.ft.)

Total floor area: 129.7 sq.m. (1,396 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

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