



SAMUEL WOOD

105 Rowton Road, Shrewsbury, Shropshire, SY2 6JA

Offers Over £380,000



# 105 Rowton Road

Shrewsbury, Shropshire, SY2 6JA



- Versatile Five/Six Bedroom Home
- Two Kitchens with Modern Appliances
- Contemporary Bathrooms including Roll-Top Bath
- Shared Driveway Parking
- Popular East Shrewsbury Residential Location
- Ideal Multi-Generational Living Space
- Spacious Living Rooms
- Two En-Suite Shower Room
- Low Maintenance Enclosed Rear Garden
- EPC Rating C

105 Rowton Road, Shrewsbury, is a unique five-bedroom semi-detached home, owned by the same family since its construction in 1986. With the potential to be easily reconfigured back into two separate dwellings, currently connected by a single landing door, it offers flexibility for future buyers wanting multi-generational living, a family annexe, or spacious family use. Presented to a contemporary specification, the property enjoys an enviable end of cul-de-sac position, providing both privacy and convenience. Offered with no upward chain, this rare home combines practicality, space, and excellent potential in a sought-after Shrewsbury location.

The left side of the property has under floor heating and the accommodation includes a reception lobby leading to the spacious living room with bay window to the front. The contemporary, spacious dining kitchen with high-gloss units and integrated appliances has French doors opening to the garden. Upstairs, this section provides two generous bedrooms and a bathroom with traditional fittings, including a roll-top, claw-foot bath.

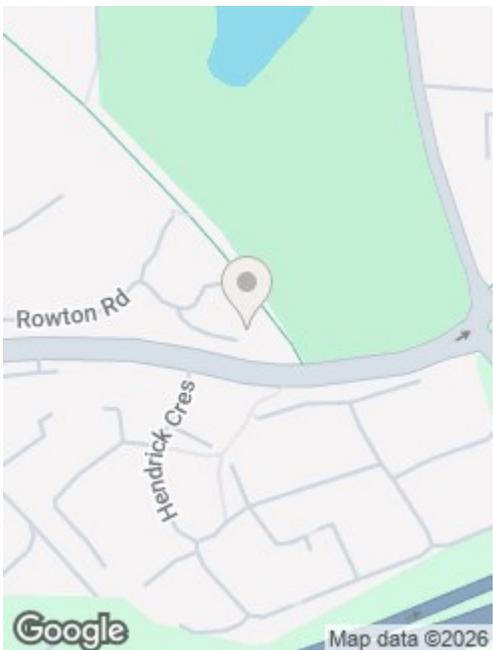
The right-hand entrance opens into the reception hall, giving access to a bright living room with a large bay window also with a study, glazed door into the dining kitchen, which is well-equipped with extensive cupboards, integrated appliances, and a free-standing cooker. French doors and windows overlook the rear garden, creating a light-filled family space. The first floor here offers three further bedrooms, two of which benefit from en-suites, alongside a family bathroom and an additional office/bedroom six, ensuring the home is perfectly adaptable for changing family needs.

Set at the end of a slip driveway off Rowton Road, the property enjoys a tucked-away position. A block-paved driveway provides ample parking for multiple cars and allows access to neighbours drive. While the low-maintenance rear garden is also paved and features secure fencing and a garden shed. The property is also linked by garage to no. 103.

Situated to the east side of Shrewsbury, a popular residential setting close to a range of local amenities, including shops, leisure facilities and a primary school within easy reach. The property is ideally positioned for excellent transport links, with quick access to the A5, M54, and wider motorway network, making it convenient for commuting to Telford, Wolverhampton, Birmingham, and beyond. This sought-after location combines the best of family-friendly living with accessibility and practicality.







## Directions

what3words - ///lived.dined.save

Services: We understand that the property has mains gas (Worcester boiler in the left side property) mains electricity, mains water and mains drainage.

Broadband Speed: Basic 2 Mbps, Superfast 35 Mbps & Ultrafast 10000 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: 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 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 0



Floor 1



Approximate total area<sup>(1)</sup>  
1987 ft<sup>2</sup>

Reduced headroom  
16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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

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