



SAMUEL WOOD

17 Mytton Oak Road, Shrewsbury, Shropshire, SY3 8UA

Offers In The Region Of £375,000



17 Mytton Oak Road

Shrewsbury, Shropshire, SY3 8UA



- Traditional three-bedroom semi-detached property
- Galley-style kitchen with rear lobby/WC
- Spacious first-floor bathroom
- Large traditional rear garden
- NO UPWARD CHAIN
- Popular area to the west side of Shrewsbury
- Living/dining room, leading to conservatory
- Garage & driveway parking to front & side
- Close proximity to Royal Shrewsbury Hospital
- EPC Rating D

This traditional three-bedroom semi-detached property is located in a sought-after area on the west side of Shrewsbury. The property benefits from being in close proximity to the Royal Shrewsbury Hospital, local amenities, schools, and convenient road links to the A5 and M54. It features a spacious traditional rear garden, off-road parking at the front, and a garage. Additionally, the property is offered with no upward chain, making it an ideal option for prospective buyers.

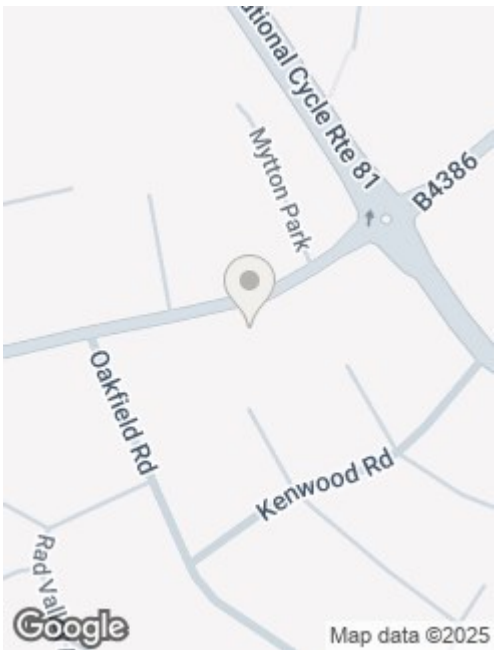
17 Mytton Oak Road is a charming three-bedroom semi-detached property offering a blend of traditional features and comfortable living spaces. The entrance is marked by double doors leading to the porch, where a wooden door with stained glass windows opens into the reception hall, complete with oak-effect flooring. The spacious living room has an open plan arrangement to the dining room, which flows seamlessly into the conservatory, providing views and access to the beautiful gardens. The galley-style kitchen features wooden units, glass-fronted cabinets, a stainless steel sink, built-in double oven, and a gas hob, two side windows and a door leads to the rear lobby / WC and the onto the rear garden.

Upstairs, the property boasts three well-proportioned bedrooms, all offering ample space with the two larger rooms having fitted wardrobes. The family bathroom is generously sized and includes a bath and separate shower cubicle, along with fitted cupboards that house the enclosed WC and wash hand basin. The property's layout is functional, offering a comfortable living experience with practical elements like built-in storage and natural light throughout.

Externally, the property is approached via a tarmac driveway that leads to the garage and garden at the front and side of the house. A particular highlight is the large traditional rear garden, which includes a patio area adjacent to the property, perfect for outdoor dining or relaxation. A covered archway leads to a well-maintained lawn and further gardens, adorned with a variety of plants and trees, offering a tranquil outdoor space for enjoyment.







Directions

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

Broadband Speed: Basic 6 Mbps & Superfast 80 Mbps & Ultrafast 330 Mbps

Flood Risk: No Risk

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: C

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.







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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