



SAMUEL WOOD

76 Brunel Way, Shrewsbury, Shropshire, SY3 7PN  
Offers In The Region Of £140,000



# 76 Brunel Way

Shrewsbury, Shropshire, SY3 7PN

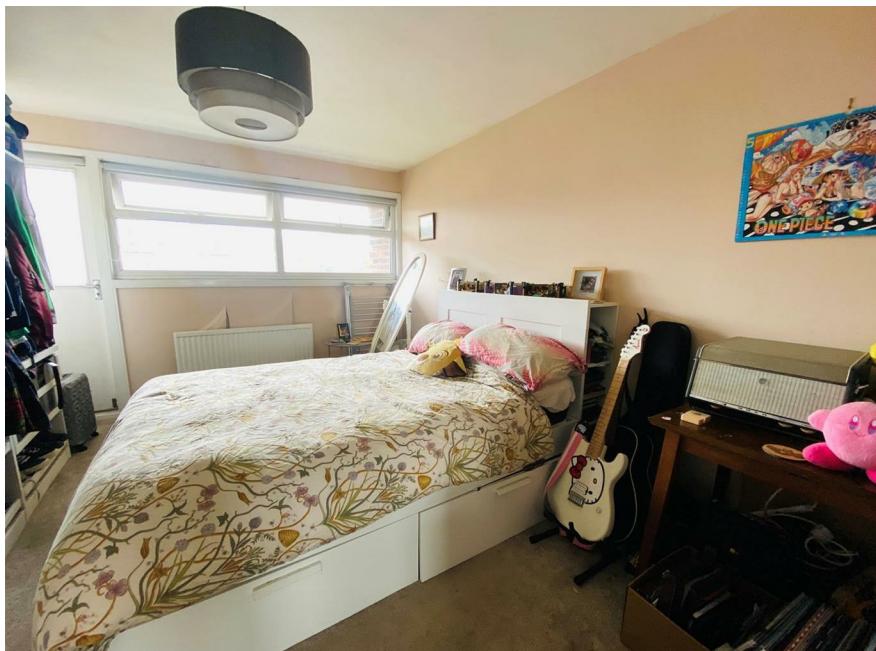


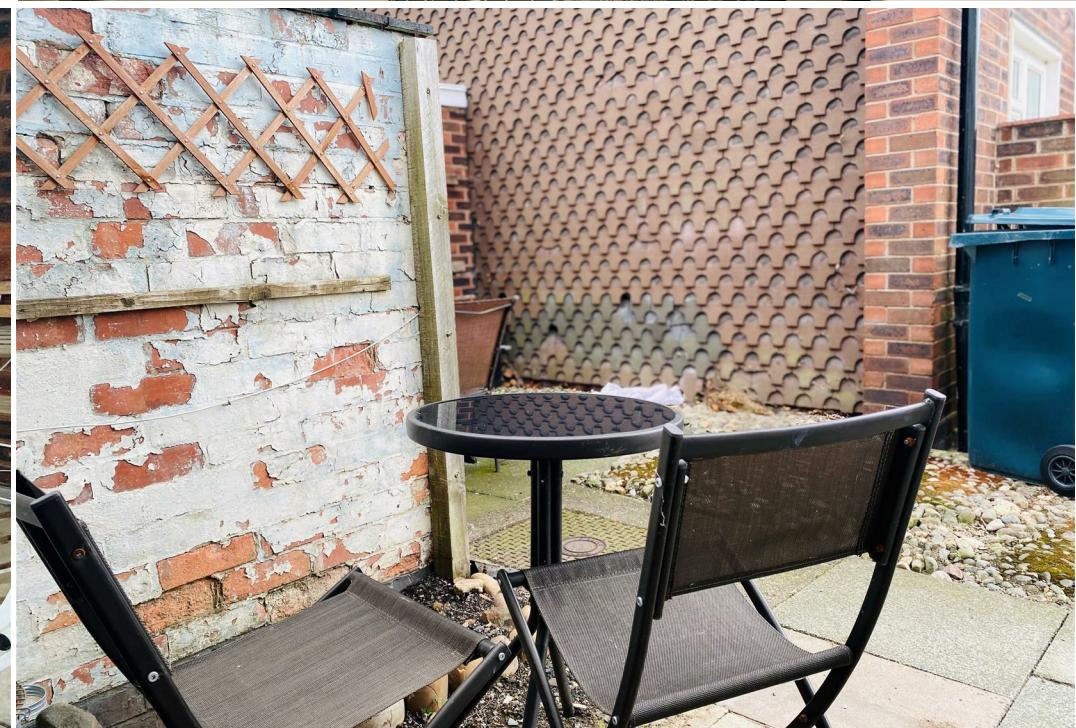
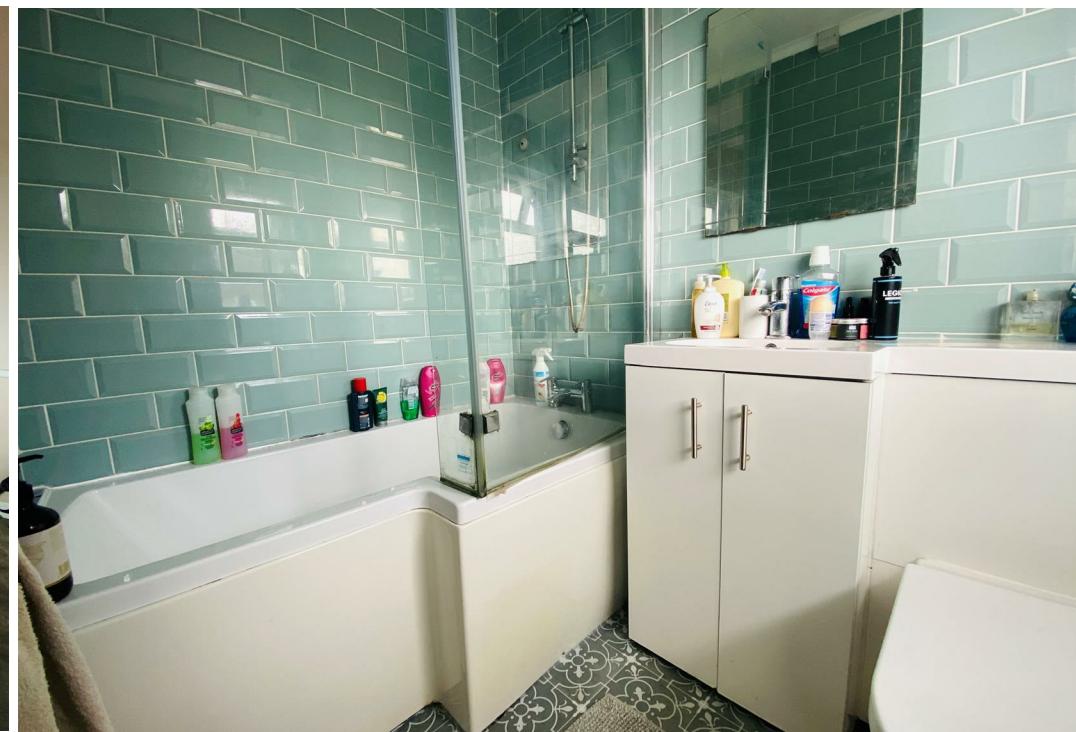
- Prime Location On The Edge of Belle Vue
- Large Double Bedroom
- Cosy Living Room
- Private Balcony
- Gas Fired Central Heating
- Walking Distance to Shrewsbury Town Centre
- Well Appointed Kitchen
- Modern Bathroom
- Ideal Investment Opportunity
- EPC Rating C

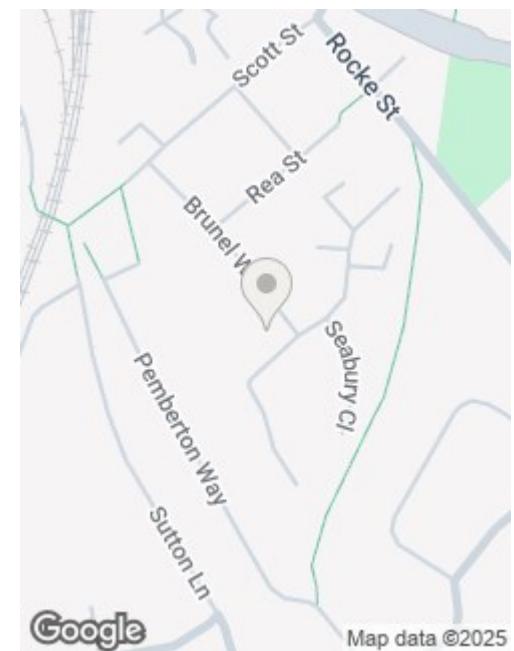
An ideal first-time buy or investment opportunity within strolling distance of the town centre. Perfectly positioned on the fringe of the ever popular Belle Vue area, this well presented property offers the combination of town edge convenience and a residential setting.

Inside, the accommodation is both practical and surprisingly generous. A welcoming reception lobby leads into a comfortable living room, ideal for relaxing or entertaining. The separate kitchen is well appointed with space and the layout ensures everything is within easy reach.

The standout feature is the spacious double bedroom, which opens onto its own balcony. The property is completed by a modern bathroom, making it move in ready for buyers and tenants alike.







## Directions

At the Reabrook Roundabout take the exit for Old Potts Way. Turn left onto Scott Street and then left again onto Brunel Way.

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

Broadband Speed: Basic 16Mbps, Superfast 80Mbps & Ultrafast 10,000Mbps

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



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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