



SAMUEL WOOD

39 Glendower Court, Falstaff Street, Shrewsbury, Shropshire, SY1 2RG

Offers Over £240,000



39 Glendower Court

Falstaff Street, Shrewsbury, Shropshire, SY1 2RG



- Three Storey Beautifully Presented Home
- Stylish Modern Interior Throughout
- Three Generous Sized Bedrooms
- Enclosed Rear Garden with Workshop
- Gas Central Heating
- Open Plan Kitchen Diner
- Open Plan Living / Dining
- Family Bathroom & En-Suite
- Two Private Parking Spaces
- EPC Rating C

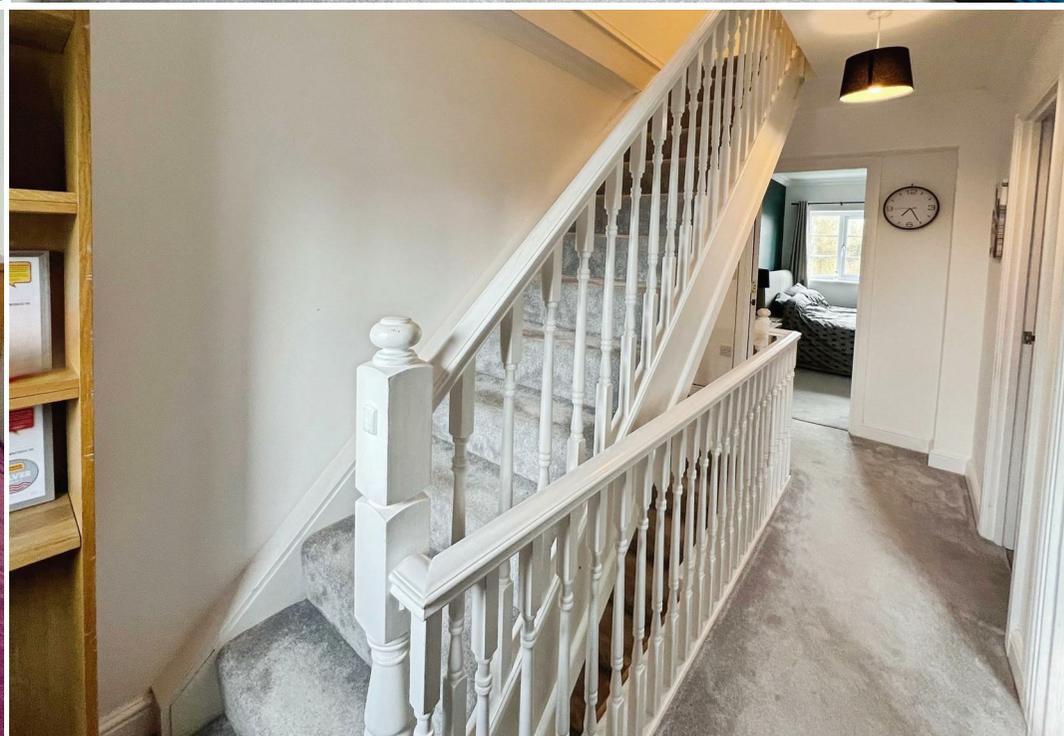
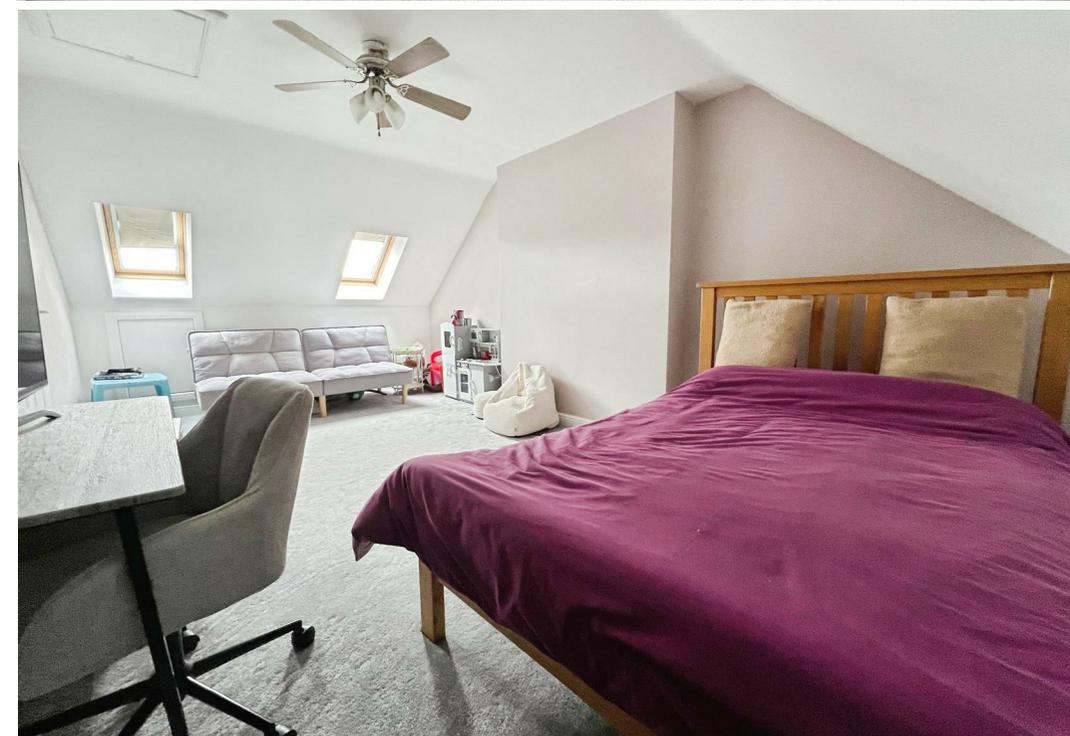
Located within easy walking distance of Shrewsbury town centre, 39 Glendower Court offers stylish, contemporary living in a highly convenient setting. This beautifully renovated three-bedroom home is ideal for buyers seeking a turnkey property with modern finishes and excellent connectivity, including high-speed fibre broadband. Perfect for professionals, families or downsizers, the home blends open-plan living with practical design across three floors. Residents can enjoy the vibrant lifestyle Shrewsbury offers, with its mix of independent shops, restaurants, riverside walks and strong transport links all close by. With allocated parking and a landscaped garden, this property delivers both comfort and convenience in one of the town's most accessible locations.

Internally, the property has been thoughtfully reconfigured to maximise space and flow. The ground floor centres around a modern open-plan kitchen diner, ideal for entertaining, which seamlessly connects to the living area. A welcoming hallway and a convenient ground floor WC complete this level. The home is well-presented throughout, offering a stylish and contemporary finish ready for immediate occupation.

The upper floors provide flexible and well-proportioned accommodation. The first floor offers two generous bedrooms, including one with an en-suite shower room, alongside a modern family bathroom. The second floor is dedicated to a spacious principal bedroom, creating a private and ????? retreat, further enhanced by useful storage.

Externally, the landscaped rear garden has been designed for both enjoyment and practicality, complemented by a workshop—ideal for hobbies, storage or home working. The property further benefits from two allocated parking spaces to the rear, enhancing everyday convenience.







Directions

///shunts.jazzy.goods

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

Broadband Speed: Basic 9 Mbps, Superfast 79 Mbps & Ultrafast 2300 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: 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: 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.

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.



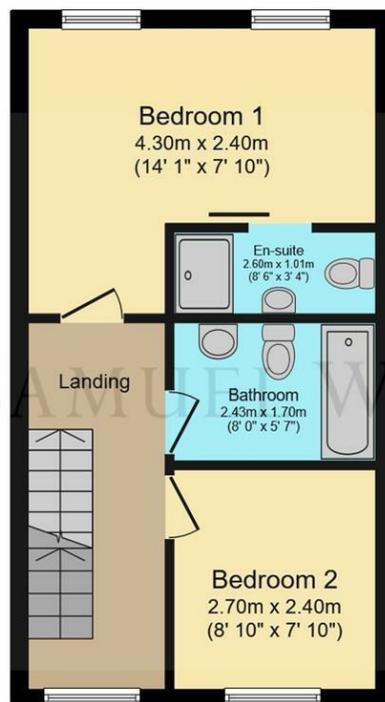


Floor Plans



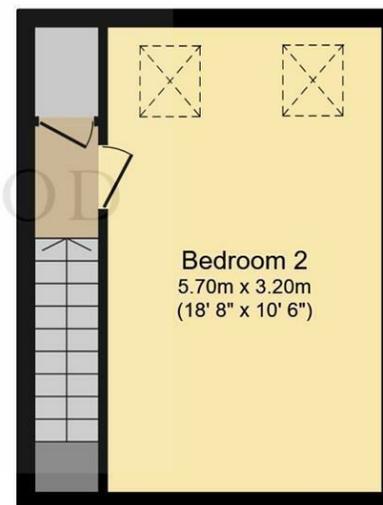
Ground Floor

Floor area 34.9 m² (375 sq.ft.)



First Floor

Floor area 34.9 m² (375 sq.ft.)



Second Floor

Floor area 24.6 m² (264 sq.ft.)

TOTAL: 94.3 m² (1,015 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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