



SAMUEL WOOD

28 Millmead Drive, Shrewsbury, Shropshire, SY2 6DX

Offers Over £220,000



28 Millmead Drive

Shrewsbury, Shropshire, SY2 6DX



- Three Bedroom Semi-Detached Home
- Excellent Scope for Improvement
- Three Reception Areas
- Attached Garage and Driveway Parking
- Ideal Family Or Investment Project
- Near to Rea Brook Nature Reserve
- Popular Residential Location
- Ground Floor WC
- Front and Rear Gardens
- NO UPWARD CHAIN - EPC Rating D

Occupying a pleasant position within a well-established and highly regarded residential area, this three-bedroom semi-detached home presents an increasingly rare opportunity for buyers seeking a property with genuine potential. Offering excellent scope for modernisation and enhancement, the property is ideal for those wishing to create a family home tailored to their own tastes and requirements. A particular feature of the location is its close proximity to the Rea Brook Nature Reserve, providing attractive walking routes, open green spaces and opportunities to enjoy wildlife and the outdoors right on the doorstep. The area is popular with families and those seeking a balance of convenience and lifestyle, with local amenities, schools and everyday facilities within easy reach. With generous accommodation, gardens and a garage, the property offers an excellent foundation for improvement and future value enhancement.

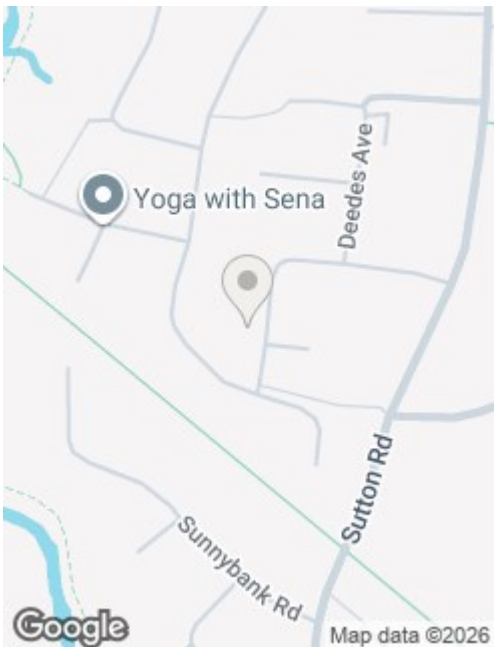
The accommodation comprises a welcoming reception hall, front-facing living room, separate dining room and an extended sitting room providing additional versatile living space. The kitchen is served by a rear lobby giving access to a ground-floor WC and the attached garage. Whilst the property now requires updating throughout, the layout offers excellent flexibility and considerable potential for reconfiguration or enhancement, subject to any necessary consents.

To the first floor, the landing leads to three well-proportioned bedrooms and a family bathroom. The property further benefits from gas-fired central heating and extensive double glazing, providing a solid basis for future improvement works and allowing purchasers to modernise at their own pace.

Externally, the property enjoys gardens to both the front and rear, offering space for family enjoyment, gardening or entertaining. The generous plot, combined with the property's established setting and proximity to the Rea Brook Nature Reserve, creates an appealing lifestyle opportunity for buyers looking to enjoy both green surroundings and the convenience of a popular residential location. The property may also appeal to investors or developers seeking a project with excellent potential to add value.







Directions

What3words: ///judges.flight.tamed

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

Broadband Speed: Basic 6 Mbps, Superfast 54 Mbps & Ultrafast 10,000 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: 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.

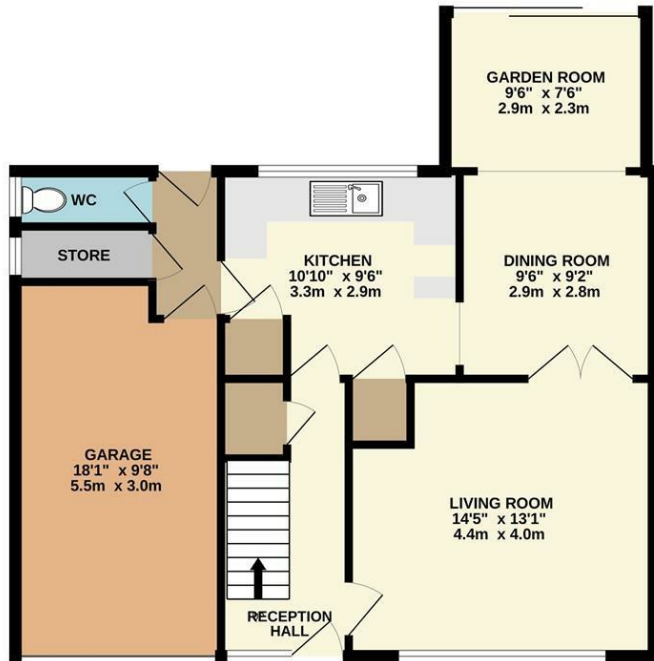
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler,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



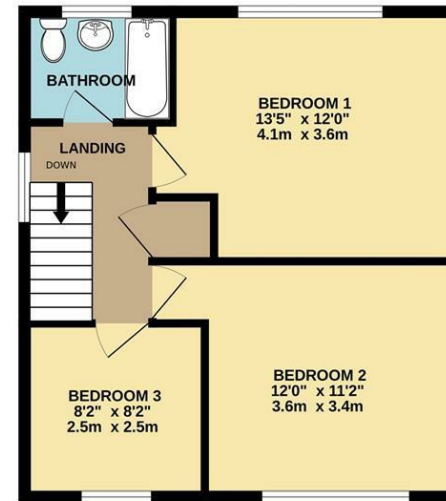


Floor Plans

GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1236 sq.ft. (114.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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