

SAMUEL WOOD

22 Grangefields, Shrewsbury, Shropshire, SY3 9DE

Offers In The Region Of £550,000



22 Grangefields

Shrewsbury, Shropshire, SY3 9DE

4 3 3 D

- *SELLING WITH NO UPWARD CHAIN*
- Four Well Proportioned Bedrooms
- Spacious Reception Rooms
- Practical Utility Room & WC
- Desirable Residential Location
- Well Presented Family Home
- Two En-Suites & Family Bathroom
- Impressive Conservatory
- Ideal Cul-De-Sac Position
- Gas Central Heating - EPC Rating D

Situated in a highly sought-after residential area of Shrewsbury, 22 Grangefields is an attractive four-bedroom detached home offering well-planned, versatile accommodation ideally suited to modern family living. The practical layout includes a welcoming living space, conservatory and integral garage, while upstairs boasts four bedrooms, two with en-suite facilities. Externally, a private driveway and beautifully landscaped gardens provide excellent kerb appeal and space for relaxing and entertaining. Conveniently positioned for well-regarded local schools and everyday amenities, this appealing property is offered for sale with no upward chain through Mannleys Samuel Wood, presenting an excellent opportunity for families and buyers seeking a comfortable, well-located home. Viewing is highly recommended by the selling agent.

The property is entered via a welcoming entrance hallway, providing access to the living room, cloakroom/WC and kitchen/breakfast room. The living room features doors opening into the separate dining room, which in turn connects to the kitchen, creating a practical and sociable flow between the principal living spaces. The kitchen/breakfast room also provides access to the conservatory, offering an additional space to relax and enjoy views of the garden, while a separate utility room provides useful additional functionality and internal access to the integral garage.

The first floor offers four well-proportioned bedrooms, providing flexible accommodation for families and those requiring space to work from home. Two of the bedrooms benefit from their own en-suite shower rooms, while a separate family bathroom serves the remaining bedrooms, completing the thoughtfully arranged upstairs accommodation.

Externally, the property benefits from a private driveway providing off-road parking for two vehicles, together with an integral garage offering additional parking or storage potential. To the rear, a landscaped, low-maintenance garden provides an attractive outdoor space for relaxing and entertaining, making this a practical and appealing home for modern family life.







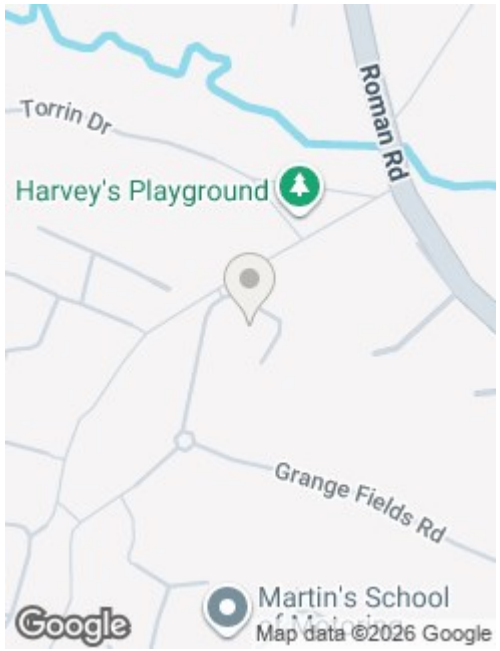












Directions

What3words: ///exists.punk.leave

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

Broadband Speed: Basic 11 Mbps, Superfast 66 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: E

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.

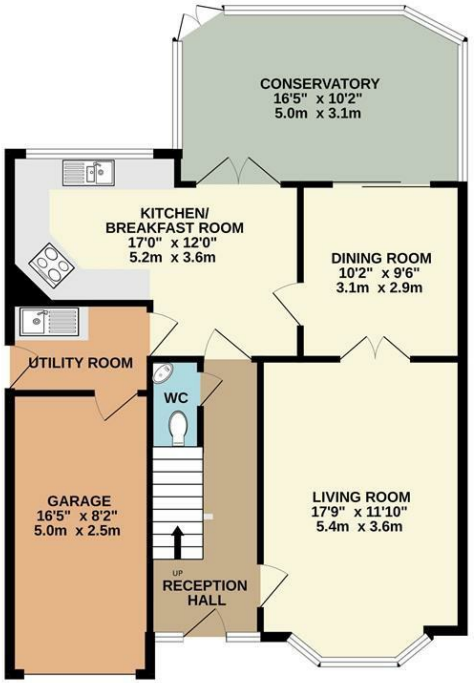
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler,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



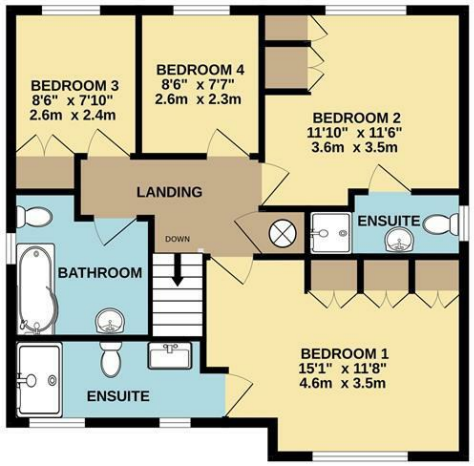


Floor Plans

GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



22 GRANGEFIELDS SY3 9DE

TOTAL FLOOR AREA : 1562 sq.ft. (145.1 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.