

SAMUEL WOOD

3 New Banks, Grafton, Montford Bridge, Shrewsbury, Shropshire, SY4 1HG

Offers In The Region Of £200,000



3 New Banks

Grafton, Montford Bridge, Shrewsbury, Shropshire, SY4 1HG

4 2 2 F

- Four Bedroom Semi-Detached Family Home
- Requiring Modernisation Throughout
- Two Storey Extension To The Rear
- Separate Living And Dining Rooms
- Driveway Parking For Two Vehicles
- Offered For Sale With No Chain
- Generous And Versatile Living Accommodation
- Ground Floor Shower Room
- Large Established Rear Garden
- EPC Rating F





An excellent opportunity to acquire a four-bedroom semi-detached family home, offered to the market with NO ONWARD CHAIN and presenting fantastic potential for comprehensive modernisation and improvement throughout. Having been extended, the property offers generous and versatile living space, making it an exciting prospect for families, buyers looking to create their ideal home or those seeking a rewarding project. Outside, the property enjoys a particularly appealing, generous rear garden, providing plenty of space for children, entertaining and outdoor relaxation, together with a driveway offering off-road parking for two vehicles. With its established layout, additional ground floor shower room and scope to add value, this is a property with enormous potential.

A fantastic opportunity to transform and create a wonderful family home!

The ground floor begins with an entrance porch leading into the hallway, which provides access to a useful shower room. The living room is a generous reception space, featuring double sliding doors opening towards the rear of the property. There is also a separate dining room, incorporating useful built-in pantry storage and providing access through to the kitchen. The kitchen is fitted with a range of units and work surfaces, with space for appliances and a door leading into a further rear porch, offering additional access to the garden.

The first floor provides four bedrooms, offering flexible accommodation for family living, guests or those requiring additional home working space. The property also benefits from a family bathroom fitted with a bath, wash basin and WC. The first floor incorporates accommodation above part of the two-storey extension. The entire property requires modernisation, providing prospective purchasers with the opportunity to update and personalise the accommodation throughout, creating a home perfectly suited to their own style and needs.

Externally, the property enjoys a particularly generous rear garden, offering excellent potential for landscaping and creating an attractive outdoor space for the whole family to enjoy. The garden features established trees, shrubs and mature boundary planting, providing a good degree of greenery and privacy. To the front, a driveway provides off-road parking for two vehicles. There is also gated side access, offering convenient access between the front and rear of the property.



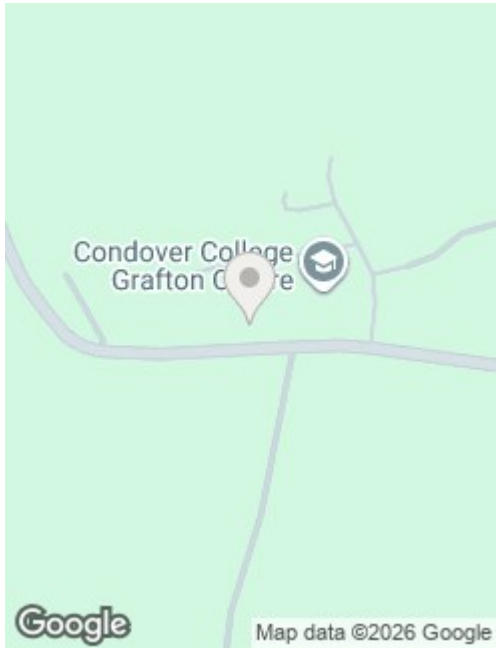












Directions

What3words: ///dabbing.vibrates.songbird

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

Broadband Speed: Basic 4 Mbps & Ultrafast 1800 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: B

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.

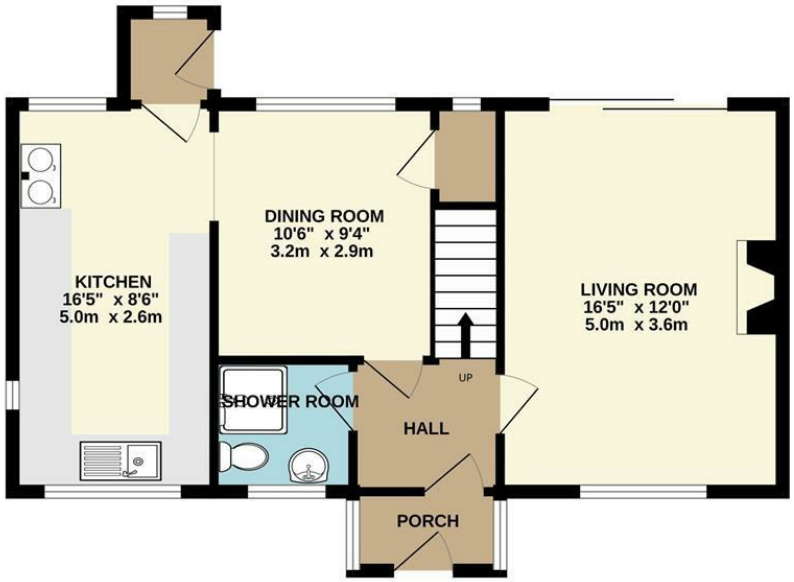
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler,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



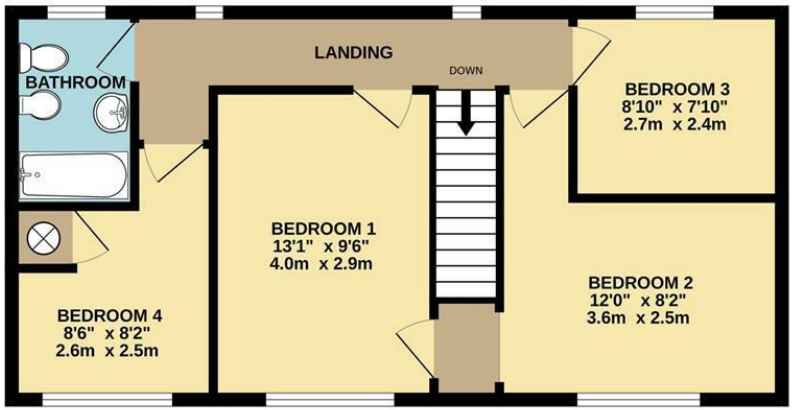


Floor Plans

GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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.
Made with Metropix ©2026

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.