



SAMUEL WOOD

14 Hereford Road, Shrewsbury, Shropshire, SY3 7RB

Offers In The Region Of £260,000



14 Hereford Road

Shrewsbury, Shropshire, SY3 7RB



- Characterful Cottage-Style Home
- Living Room with Cosy Log Burner
- Two Well-Proportioned Bedrooms
- Detached Garage & Parking Space
- Excellent Access to Local Amenities
- Ideal First Home or Investment
- Cottage Style Kitchen
- Spacious Bathroom with Claw Foot Bath
- Pretty Courtyard Paved & Gravelled Gardens
- EPC Rating D

Occupying a convenient position on Hereford Road, this charming home combines character with everyday practicality, making it an excellent choice for first-time buyers, downsizers or investors alike. Ideally located for easy access to transport links, well-regarded schools, the retail park and Shrewsbury town centre, it offers a lifestyle of convenience with a wide range of amenities close at hand. Full of warmth and character, the property enjoys a welcoming atmosphere, complemented by attractive period-style features and useful off-road parking with a detached garage. Whether you're looking for your first home or a property in a well-connected location, this delightful home presents an excellent opportunity to enjoy comfortable living within easy reach of everything Shrewsbury has to offer.

Stepping inside, you are welcomed into a comfortable living room, where an attractive feature fireplace incorporating a log burner creates a charming focal point and provides a warm, inviting atmosphere during the cooler months. Offering ample space for both seating and relaxation, this is an ideal room to unwind or entertain family and friends. To the rear of the property, the cottage-style kitchen is full of character, blending traditional charm with everyday practicality. Designed to make the most of the available space, it provides an inviting setting for cooking and dining while complementing the property's overall appeal.

The first floor offers two well-proportioned bedrooms, both enjoying pleasant natural light and providing versatile accommodation to suit a range of buyers, whether used as bedrooms, a nursery or a home office. Completing the accommodation is the family bathroom, conveniently positioned to serve both bedrooms and fitted to meet the needs of modern day living.

Externally, the property continues to impress with the added benefit of a detached garage, providing secure parking, storage or workshop potential. The driveway parking space ensures off-road parking for two vehicles in total, a valuable feature in this convenient location. Situated on Hereford Road, the property is ideally placed for excellent transport links, well-regarded local schools, nearby retail parks and the wide range of shops, restaurants and leisure facilities available in Shrewsbury town centre, making it an ideal base for commuters, families and professionals alike.







Directions

What3words: ///grain.sheep.rooms

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

Broadband Speed: Basic 13 Mbps, Superfast 76 Mbps & Ultrafast 2300 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.

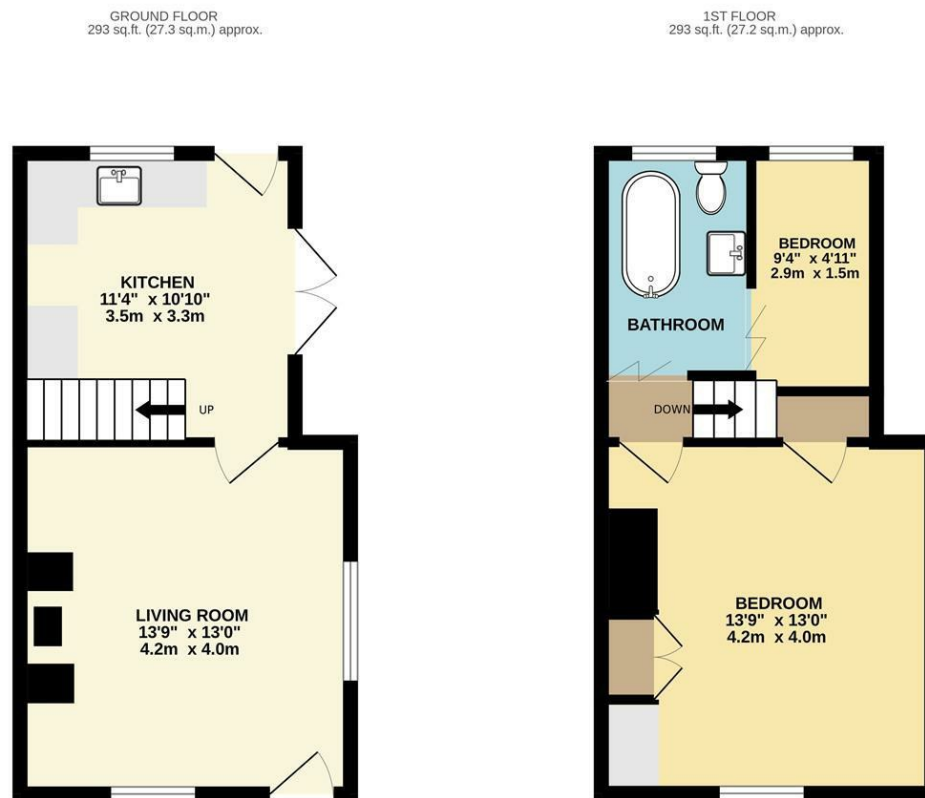
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

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



TOTAL FLOOR AREA: 587 sq.ft. (54.5 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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