



SAMUEL WOOD

16 Morville Road, Shrewsbury, Shropshire, SY1 3ER

Asking Price £280,000



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Shrewsbury, Shropshire, SY1 3ER



- Stylishly Renovated Throughout
- Large Versatile Conservatory
- Three Bedrooms With Storage
- Patio & Vegetable Patch
- Excellent Local Amenities & Transport Links
- Spacious Family Lounge
- Oak & Glass Staircase
- Landscaped Multi-Level Rear Garden
- Garage & Private Driveway
- EPC Rating D

A beautifully presented three-bedroom home, thoughtfully renovated throughout to create a stylish and practical family property, with a particularly impressive conservatory providing a wonderful additional living space. The home combines contemporary touches, including an oak and glass staircase and high-specification bathroom, with excellent everyday functionality such as built-in bedroom storage, under-stairs storage, a utility room and downstairs WC. The generous kitchen/diner offers plenty of space for family life, while the conservatory enjoys views and access to the landscaped garden. Outside, the multi-level garden features a patio, established planting and a productive vegetable patch, alongside a driveway and garage. Ideally positioned within this popular residential development, the property is close to local amenities, schools, bus services and excellent road links towards Shrewsbury and the M54. A home designed for modern family living, inside and out.

The ground floor has been renovated to create a bright, welcoming and highly practical living environment. The spacious lounge features attractive built-in shelving and storage, while the kitchen/diner provides a sociable setting for everyday family life and benefits from a useful pantry. A separate utility room and downstairs WC add valuable practicality, with further storage cleverly incorporated beneath the stairs. From the living accommodation, doors lead into the standout conservatory, a substantial and versatile space currently enjoyed as an additional reception area, with generous glazing creating a light-filled connection with the garden. The kitchen itself is retained from the existing specification, with replacement floor and wall tiling planned.

The first floor provides three well-proportioned bedrooms, each benefiting from built-in storage, making the home particularly well suited to family living. The principal bedroom and two further bedrooms are complemented by a stylish, high-specification family bathroom. An attractive oak and glass staircase forms a contemporary focal point as it rises from the entrance hall. The overall presentation is clean and modern, with the property having been renovated throughout apart from the kitchen, and offering a flexible layout suitable for families, guests or those requiring home-working space.

The property enjoys a landscaped, multi-level rear garden designed for both relaxation and practical use. A generous paved patio creates an excellent space for outdoor dining and entertaining, while established planting, lawn and a dedicated vegetable patch add character and greenery. The garden connects particularly well with the conservatory, extending the living space outdoors during warmer months. To the front, the property benefits from a driveway providing off-road parking and access to the integral garage, offering useful storage and parking provision.







Directions

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

Broadband Speed: Basic 3 Mbps & Ultrafast 2000 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.







Total floor area: 115.3 sq.m. (1,241 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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