

SAMUEL WOOD

Sherbourne, 24 Sutton Road, Shrewsbury, Shropshire, SY2 6DD

Offers Over £150,000









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Set within an impressive former school building, this beautifully presented first-floor apartment combines the elegance of period architecture with the comforts of modern living. High ceilings, generous proportions and attractive sash windows create a wonderful sense of light and space, while the magnificent communal entrance provides a memorable first impression. Tucked away in a peaceful position, the apartment enjoys views towards the landscaped communal gardens, together with the convenience of allocated parking and useful storage facilities. Situated in a highly regarded residential area of Shrewsbury, the property is ideally placed for local shops, everyday amenities and delightful walks through the nearby Reabrook Nature Reserve, with the town centre also within comfortable walking distance. A charming home where historic character meets effortless modern living.

- Impressive Former School Building With Character
- Beautifully Presented First Floor Apartment
- Magnificent Communal Hall With Period Features
- Spacious Living/Dining Room With Garden Outlook
- Modern Fitted Kitchen And Double Bedroom
- Double Glazed Sash Windows Throughout
- Attractive Communal Gardens And Allocated Parking
- Share Of Freehold And Long Lease
- Convenient For Reabrook Nature Reserve And Town
- Electric Heating - EPC Rating D

An impressive communal entrance welcomes residents into a magnificent reception hall, showcasing the building's original character with beautiful parquet flooring, a striking staircase and an elegant stained-glass light lantern. The grand central staircase rises to the first-floor landing, creating a wonderful sense of arrival. Residents also benefit from access to communal cellar facilities, bicycle storage and individual private storage areas.

Approached from the attractive central landing via a separate hallway, the apartment enjoys a pleasantly tucked-away position. A private entrance hall with telephone intercom leads into the accommodation, which includes a particularly spacious living/dining room featuring high ceilings, a characterful chimney breast with recess, a large sash window overlooking the communal gardens and a useful built-in store cupboard. The modern fitted kitchen provides a range of wall and base units together with space for appliances. A well-proportioned double bedroom benefits from an en-suite shower room, completing the accommodation. The apartment also features electric heating and double-glazed sash windows, installed within the last six years.

The property is complemented by beautifully maintained communal gardens, providing attractive green surroundings with designated seating and drying areas for residents to enjoy. An allocated parking space is situated to the rear of the building, offering convenient off-road parking. The location is particularly appealing, with a variety of nearby amenities including local shops and a doctor's surgery, while the picturesque Reabrook Nature Reserve offers delightful opportunities for walking and enjoying the outdoors. Shrewsbury town centre is also accessible on foot in approximately 30 minutes, providing an excellent selection of independent shops, cafés, restaurants and leisure facilities.

Services

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

Broadband Speed: Basic 10 Mbps, Superfast 32 Mbps & Ultrafast 1800 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure:

We understand the tenure is Leasehold - Share of Freehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 999 - 962 years remain.
Service Charges: £1400 PA (option to pay monthly)
Ground Rent: £120 PA
Next Ground Rent Review Period: tbc

Local Authority:

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: A

Mortgage Services

We offer a no obligation mortgage service through Elevate Mortgage Group Limited. Please ask a member of our team for further details.

Referral Fees

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.

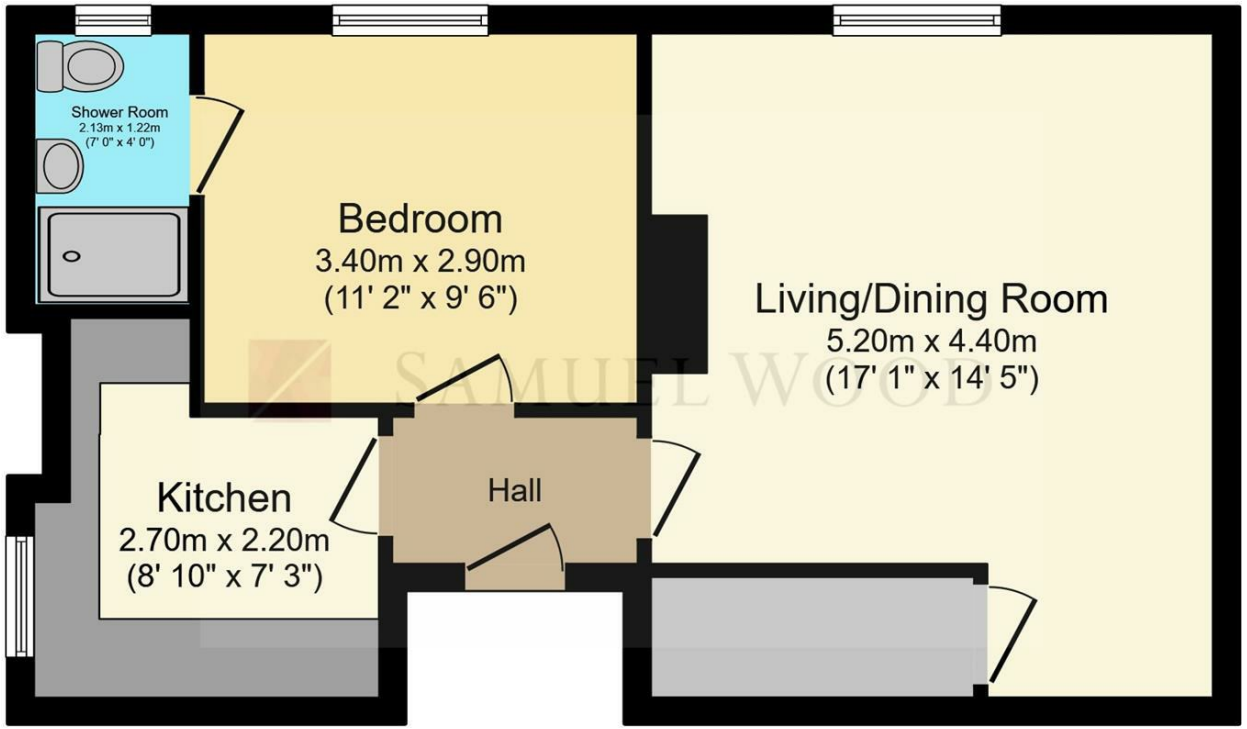








Floor Plans



First Floor

Total floor area: 45.3 sq.m. (487 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.