



SAMUEL WOOD

16 Little Harlescott Lane, Shrewsbury, Shropshire, SY1 3PD

Asking Price £280,000



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- Beautifully Presented Family Home
- Spacious Reception Room
- Three Well Proportioned Bedrooms
- Private Driveway & Garage
- Gas Central Heating
- Recently Renovated Throughout
- High Specification Open Plan Kitchen Diner
- Bespoke Contemporary Shower Room
- Enclosed Rear Garden
- EPC Rating C

Mannleys Samuel Wood are delighted to present this recently renovated three-bedroom semi-detached home on Little Harlescott Lane, Shrewsbury. Beautifully updated throughout, the property offers stylish, move-in-ready accommodation, featuring a high-specification kitchen diner with solid oak worktops, a cosy living room, bespoke shower room and a range of modern energy-efficiency improvements. Externally, the property benefits from a private driveway, garage and enclosed rear garden with patio area. Conveniently positioned for local amenities, schools and everyday shopping facilities, with practical road links providing access to Shrewsbury town centre and the wider road network, this attractive home is ideally suited to first-time buyers, couples and families alike. Viewing is highly recommended by the selling agent.

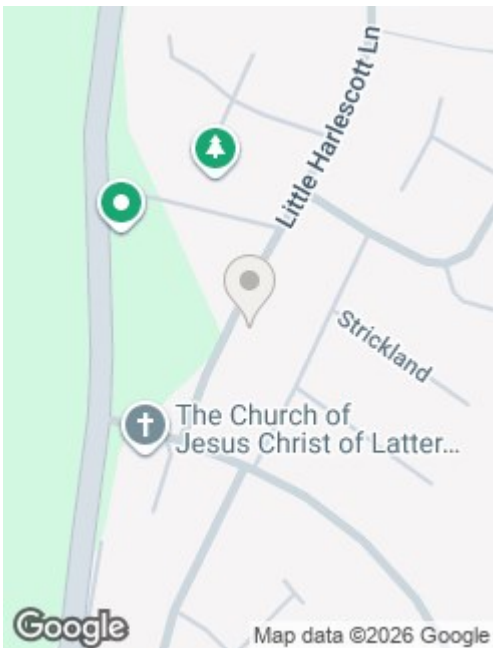
The ground floor comprises a welcoming entrance hallway with ample storage, leading through to a comfortable living room featuring new flooring and contemporary sliding pocket oak veneer doors. These provide access to the impressive, newly fitted high-specification kitchen diner, which benefits from solid oak worktops, extensive cupboard space, Quooker boiling water tap and sliding doors opening onto the rear patio. Thoughtfully designed, the kitchen also incorporates a dedicated recess for an American-style fridge freezer, alongside convenient internal access to the garage.

To the first floor, the property offers three well-proportioned bedrooms, comprising two doubles and a generous single bedroom, which would also lend itself perfectly to use as a home office or study. The accommodation is completed by a bespoke shower room, featuring a stylish sliding oak veneer door and contemporary fittings. Further benefits include a boarded-out loft, providing valuable additional storage space. The property has undergone a comprehensive programme of improvements, including new flooring, carpets and décor throughout, oak veneer internal doors, upgraded insulation, a new Worcester Bosch boiler, Nest heating controls and new radiators throughout, with the exception of the hallway radiator.

Externally, the property benefits from a private driveway providing off-road parking, together with a garage offering space to accommodate a vehicle and additional storage potential. To the rear, an enclosed garden provides a private outdoor setting, featuring a patio area ideal for outdoor dining and entertaining. Combining modern interiors, quality finishes and a range of practical upgrades, this renovated home offers well-presented and versatile accommodation, making it an appealing prospect for buyers seeking a property ready to move into and enjoy.







Directions

What3words: ///soil.ladder.tested

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

Broadband Speed: Basic 5 Mbps, Superfast 80 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.







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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