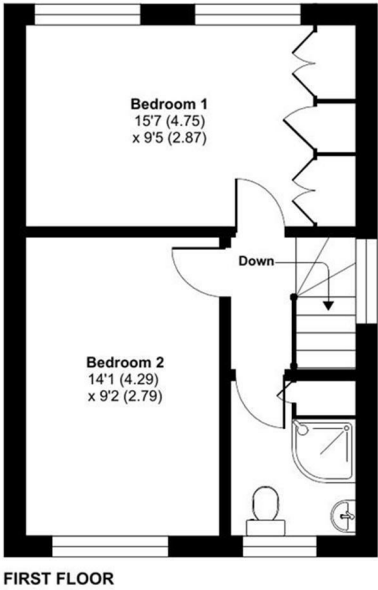
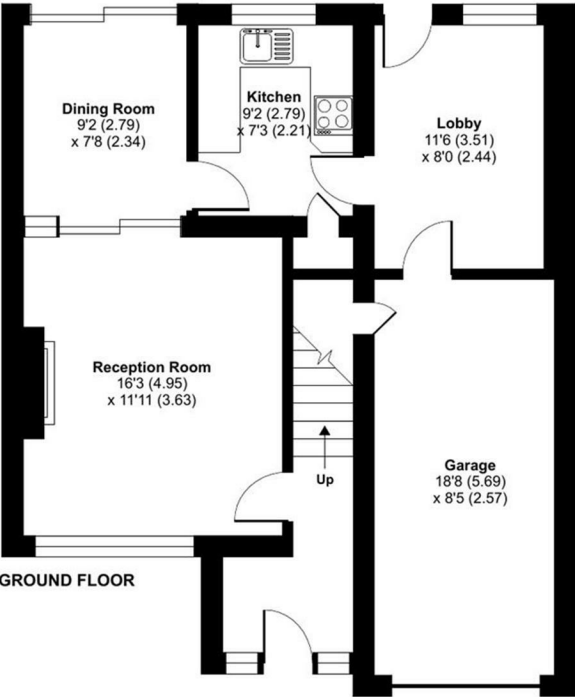


FOR SALE

10 Northwood Road, Shrewsbury, SY2 5LH



Approximate Area = 887 sq ft / 82.4 sq m  
Garage = 158 sq ft / 14.7 sq m  
Total = 1045 sq ft / 94.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1269379



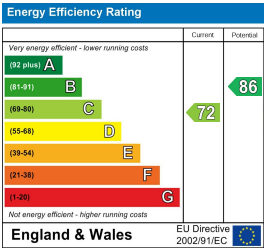
FOR SALE

Offers in the region of £199,995

10 Northwood Road, Shrewsbury, SY2 5LH

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A most appealing and particularly spacious semi detached house, set with garage and attractive gardens in this popular residential location.



01743 236444


**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com




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Close to town amenities.



2 Reception  
Room/s



2 Bedroom/s



1 Bath/Shower  
Room/s



- Highly desirable location
- Well proportioned rooms
- Scope to modernise
- Driveway parking and garage
- Attractive easily maintained gardens
- NO ONWARD CHAIN

**DIRECTIONS**  
From the English Bridge, continue onto Old Potts Way and proceed past Asda and the Cinema. At the next roundabout, take the first left onto Bage Way. On reaching the roundabout, turn right onto Crowmere Road and continue along until taking the right turn into Northwood Road. Head into the cul-de-sac and number 10 will be identified on the right hand side.

**SITUATION**  
The property is conveniently located in an established and popular residential area, close to a number of amenities. The town centre is readily accessible and offers a further and more fashionable range of social and leisure facilities together with a rail service. Commuters have easy access to the main Shrewsbury bypass which links to the M54 motorway and through to Telford.

**DESCRIPTION**  
10 Northwood Road is a highly desirable semi detached house, offering rooms of pleasing dimensions. The property offers excellent potential for further improvement and for all purchaser to introduce their own designs and tastes. To the ground floor, there are two reception rooms, a kitchen and lobby. It is assumed that the property was originally built with three bedrooms, however, historically two of these have been converted into one and the layout now affords 2 delightfully proportioned bedrooms and a shower room containing a white suite. Outside, there is driveway parking, which then gives access to the garage. The gardens are mostly located to the rear and these comprise flagged patio seating areas, adjoined by flowing lawns.

- ACCOMMODATION**
- STORM PORCH**  
Panelled part glazed UPVC entrance door into:-
- ENTRANCE HALL**  
Staircase to first floor.
- LIVING ROOM**  
With tiled fireplace and sliding part glazed door through to:-
- DINING ROOM**  
Sliding patio doors to rear garden.
- KITCHEN**  
Providing eye and base level units comprising cupboards and drawers, generous worksurface area over and incorporating a one and a half bowl sink unit and drainer with mixer tap, part tiled walls and tiled splash, integral electric oven and grill with four ring gas hob unit over. Built in pantry cupboard, part glazed UPVC door to:-
- LOBBY**  
With fitted workbench, panelled part glazed UPPVC door to rear garden and door to garage.

- FIRST FLOOR LANDING**  
Access to loft space and doors off and to:-
- BEDROOM ONE**  
With pleasant elevated aspect towards Haughmond Hill.
- BEDROOM TWO**  
With extensive range of built in wardrobes with overhead storage cupboards. Pleasant aspect over rear gardens.
- SHOWER ROOM**  
Providing a white suite comprising low level WC, pedestal wash hand basin and corner shower cubicle with mains fed shower, inset tiling and sliding splash screen, fully tiled walls, built in linen cupboard and heated towel rail.
- OUTSIDE**  
The property is approached over a tarmacadam driveway, providing ample parking whilst also giving vehicular access to the garage and pedestrian access to the front and side of the property.

- GARAGE**  
With remote controlled electric roller entrance door, power and light points. Built in cupboard.
- THE GARDENS**  
To the front, the gardens offer a generous gravelled section which could be utilised for additional parking or space for potted plants. The majority of the gardens are positioned to the rear and these offer a flagged patio seating area, adjoined by well maintained flowing lawns.

**GENERAL REMARKS**

**ANTI-MONEY LAUNDERING (AML) CHECKS**  
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**FIXTURES AND FITTINGS**  
Only those items described in these particulars are included in the sale.

**TENURE**  
Freehold. Purchasers must confirm via their solicitor.

**SERVICES**  
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

**COUNCIL TAX**  
The property is in Council Tax band 'C' on the Shropshire Council Register.

**VIEWINGS**  
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.