



SAMUEL WOOD

Spinney Gate, 2 Pengwern Road, Shrewsbury, Shropshire, SY3 8JD

Offers Over £1,000,000



# Spinney Gate, 2 Pengwern Road

Shrewsbury, Shropshire, SY3 8JD



- Stunning Detached Property
- Stylish Accommodation over Three Floors
- Impressive Day Room / Conservatory
- Fabulous Gardens & Plot 0.44 Acre in total
- Viewing is essential
- Edge of Town Centre Location
- Four Bedrooms & Two Bathrooms
- Double Garage & Extensive Driveway
- Near to the Renowned Quarry Park
- EPC Rating tbc

This property is one of the most beautiful homes situated in the prestigious Porthill location, opposite the renowned Quarry Park and just a stone's throw from the medieval Shrewsbury town centre. This unique and improved property is located within a sought after area, from charming cottages to grand period homes. Sitting within approximately 0.5 acre of attractive private gardens with mature trees, shrubs and flowering borders, the spacious interior accommodation has been extensively improved by the current owners.

Shrewsbury boasts an array of chic bars, restaurants and cultural attractions as well as outstanding independent and state schools. Early viewing of this fabulous property and its location is highly recommended to fully appreciate this opportunity.



## Entrance Canopy

Entrance door with side windows to:

## Reception Hall 9'3 x 11'3 (2.82m x 3.43m)

With window to the side, radiator, storage cupboard, access to living room, kitchen, first floor accommodation with under stairs store cupboard.

## Downstairs WC

## Living Room 12'11 x 16'8 (3.94m x 5.08m)

Double glazed window to the front aspect, fireplace with log burner and alcove to the side, radiators. Sliding bi-fold doors to:

## Day Room 12' x 26'6 (3.66m x 8.08m)

A fantastic space with picture windows overlooking the gardens, wood effect flooring with underfloor heating, French doors lead to the composite decking area. Sliding bi-fold doors to:

## Kitchen 32'8 x 10'11 (9.96m x 3.33m)

Fitted with an extensive range of modern cupboards and drawers to work surfaces, space for range cooker with extractor over, breakfast bar area, provision for dishwasher, tiled floor, double glazed windows to the rear, access to:

## Utility 15'3 x 8'1 (4.65m x 2.46m)

Matching units and work tops to the kitchen, stainless steel sink, provision for washing machine and dryer, space for tall fridge/freezer, tiled floor, access to the garage, double glazed window and door to the rear.

From the reception hall, the staircase ascends to the first floor accommodation.



### First Floor Landing

With radiator, store cupboard, access to two bedrooms, shower room and second floor accommodation.

### Bedroom 1 13' x 16'11 (3.96m x 5.16m)

With large double glazed window to the side, French doors lead to the front with wrought iron railings, range of built-in wardrobes and storage, radiator.

### En-Suite Bathroom 8'11 x 8'11 (2.72m x 2.72m)

Comprising: bath, WC, wash hand basin to vanity units, shower cubicle, marble flooring with under floor heating, marble tiled walls, two heated towel radiator, double glazed window to the side.

### Bedroom 2 11'7 x 8'5 (3.53m x 2.57m)

Double glazed window to the side, built-in wardrobes and storage, radiator.

### Shower Room 6'3 x 6'2 (1.91m x 1.88m)

Comprising: shower cubicle, vanity wash hand basin, WC, heated towel rail, tiled effect flooring, tile splash areas, double glazed window.

From the landing, a further staircase ascends to the second floor accommodation.

### Second Floor Landing 14'11 x 6'3 (4.55m x 1.91m)

With velux roof window, radiator, storage cupboard and access to two bedrooms.

### Bedroom 15'0 x 10'11 (4.57m x 3.33m)

Double glazed window, radiator, sloping headroom with feature beams.

### Bedroom 9'5 x 10'3 (2.87m x 3.12m)

Double glazed window, radiator, sloping headroom with feature beams.

### Outside

The property occupies an imposing position on the very corner of Pengwern and Porthill Roads, access is given via Pengwern Road via the gated driveway (an electrical spur provides for potential automation of the gate).

The sweeping tarmac driveway extends providing an excellent frontage to this lovely property.

Lawn sections extend to either side and access is given from the driveway to the garage. One of the lawn sections is partly enclosed by privacy fencing leading to the extensive composite decked sun terrace with feature water feature which is adjacent to the day room, providing a lovely area suitable for outdoor entertaining with exterior, twilight lighting.

A gated pathway provides convenient access from the property to the Porthill Road with the Quarry Park located within a few yards. The gardens and grounds extend to approximately 0.44 ACRE - a most generous sized town garden.

### Double Garage 21'4 x 21'9 (6.50m x 6.63m)

With stairs leading to fully boarded storage space.





### Services at the property

We understand that the property has oil central heating, gas is connected to the property, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 12 Mbps & Superfast 49 Mbps

Flood Risk: Very Low.

### Local Authority

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

Council Tax Band: F

### Tenure

We understand the tenure is Freehold.

### Mortgage Services

We offer a no obligation mortgage service through Hilltop Mortgage Solutions. 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.



### Directions

From the town centre, proceed over the Welsh Bridge into Frankwell, continue to the roundabout and take the first exit onto Cophorne Road. Opposite the Bricklayers public house, take a left turn into Pengwern Road to the end of this road where the property can be found cornering onto Port Hill Road, as indicated by the Samuel Wood for sale signs.





ESS

14 to 29

1 to 12

Lilleshall Lodge

Slipways

Badger House

64.0m road



## Floor Plans



**Approximate total area<sup>(1)</sup>**

2648.05 ft<sup>2</sup>

**Reduced headroom**

78.31 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | shrewsbury@samuelwood.co.uk