



SAMUEL WOOD

12 Larkhill Road, Shrewsbury, Shropshire, SY3 8XS

Region £505,000



12 Larkhill Road

Shrewsbury, Shropshire, SY3 8XS



- Well Presented Detached Property
- Dining Room, Living Room & Conservatory
- Master Bedroom & En-Suite
- Driveway Parking, Garage & Carport
- Close to Amenities & Road Links
- Spacious Accommodation Throughout
- Stylish Breakfast Kitchen
- Three Further Bedrooms & Family Bathroom
- Enclosed Rear Gardens
- EPC Rating tbc

12 Larkhill Road is a charming detached family home situated in Copthorne, Shrewsbury, a highly sought-after residential area known for its convenience to amenities, schools, and excellent road connections. The property boasts a spacious and versatile living space, featuring a well-presented interior ideal for modern family living. With ample parking provided by a good-sized driveway and garage, convenience is further enhanced and additionally, the property offers enclosed gardens, providing a secure and private outdoor space. Given its desirable location and attractive features, viewing of this property is highly recommended for prospective buyers seeking a comfortable and well-appointed family home.

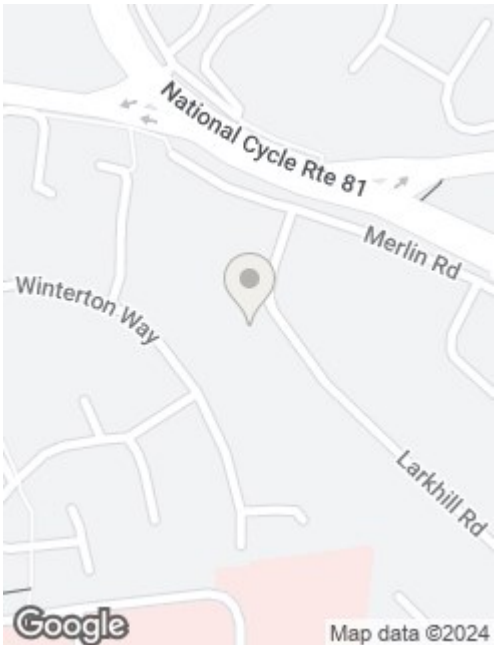
Upon entering, the ground floor welcomes guests with a generously sized hallway adorned with parquet flooring, setting an elegant tone for the residence. The living room with adjacent dining room provides an ideal setting for intimate gatherings, also both boasting parquet flooring that adds warmth and character to the space. From the living room, there is access to the conservatory. Completing the ground floor is a stylish breakfast kitchen, offering both functionality and aesthetic appeal, a convenient cloakroom and internal access to the garage.

Ascending to the first floor, the master bedroom features an en-suite shower room for added convenience and privacy. Three additional bedrooms provide ample space for family members or guests, the recently refitted family bathroom exudes modern sophistication. Outside, the property boasts a spacious block-paved driveway leading to the garage and side carport, catering to parking needs with ease. The rear garden, enveloped by lawn and a patio area, offering a private oasis for outdoor activities and entertainment.

In summary, 12 Larkhill Road embodies the epitome of contemporary family living, offering a harmonious blend of versatile spaces and stylish design elements. From the inviting ground floor areas with parquet flooring to the well-appointed bedrooms and modern amenities, every aspect of this residence has been meticulously crafted to cater to the needs of discerning homeowners. With its convenient location in the desirable Copthorne area and its inviting outdoor spaces, this property presents an exceptional opportunity for those seeking a comfortable and sophisticated lifestyle in Shrewsbury.







Directions

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

Broadband Speed: Basic 4 Mbps & 48 Superfast Mbps

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: tbc

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.





Floor Plans



Ground Floor



First Floor

Total floor area 157.2 m² (1,692 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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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