



SAMUEL WOOD

Anduril, Coedway, Shrewsbury, Shropshire, SY5 9AR  
Offers In The Region Of £675,000



# Anduril,

Coedway, Shrewsbury, Shropshire, SY5 9AR



- Bespoke New Build Home
- Four Generous Sized Bedrooms
- Balcony to Master Bedroom Suite
- Ground Floor Underfloor Heating
- Stunning Rural Views
- Excellent Open Plan Layout
- Family Bathroom & Two En-Suites
- High Specification Kitchen
- Oil Central Heating
- EPC Rating B

Samuel Wood is delighted to offer for sale this stunning four bedroom family home, a uniquely designed and recently built property sat in the idyllic village of Coedway, Powys. Anduril boasts an impressive open plan layout with a bespoke, contemporary high specification finish. There are wonderful rural views surrounding the property exploited perfectly by the balcony to master bedroom. Situated only a twenty minute drive from Shrewsbury town centre and close to a well reviewed pub. Viewing is highly recommended by the selling agent.

Anduril, Coedway, is a luxurious new-build property boasting four bedrooms and a bespoke design. Its appeal begins at the entrance with electric gates leading to a spacious driveway, offering ample parking space for multiple vehicles. Inside, the property exudes elegance and functionality, with two en-suite bedrooms and a master bedroom suite featuring a balcony that provides breathtaking rural views. The open-plan layout downstairs showcases a bespoke kitchen with quartz worktops, dining area, and living room complete with log burner, seamlessly integrated for modern living. There is underfloor heating throughout the downstairs. Additionally, a utility room adds convenience, while a double garage with an electric door ensures secure parking and storage space.

The attention to detail extends to the exterior, where a wrap-around garden provides a serene outdoor space for relaxation and entertainment.

The property is equipped with a sophisticated security camera system, solar panels to ensure energy efficiency offering peace of mind to residents. Anduril, Coedway, embodies the epitome of contemporary living, combining high-quality craftsmanship with thoughtful design elements to create a harmonious and inviting home environment. With its stunning features and picturesque surroundings, this property offers a unique opportunity to experience countryside living at its finest.







## Directions

From Shrewsbury, follow the A458 Welshpool Road and continue over the Churncote Roundabout. After approximately 2.5 miles, turn right signposted Alberbury, B4393. Continue for approximately 4.5 miles to Coedway, pass the church, to the top of the brow where the Anduril can be found on the right-hand side, as indicated by the Samuel Wood for sale board.

Services: We understand that the property has oil central heating, mains electricity, mains water and private drainage (septic tank).

Broadband Speed: Basic 4 Mbps & Superfast 47 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG  
01597 826000

Council Tax Band: G

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.

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Total floor area 234.8 m<sup>2</sup> (2,528 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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