



SAMUEL WOOD

26 Longden Road, Shrewsbury, Shropshire, SY3 7EZ

Offers Over £650,000



26 Longden Road

Shrewsbury, Shropshire, SY3 7EZ



- Traditional & Versatile Detached Property
- Four Double Bedrooms & Two Bathrooms
- Spacious Living Room with Open Fire
- Landscaped Gardens & Driveway Parking
- Prime, Residential Location
- Spacious Accommodation Throughout
- Open Plan Kitchen Dining Room
- First Floor Open Plan Kitchen Area
- Gas Central Heating & Solar Panels
- EPC Rating C

Presenting a traditional detached property boasting generous and adaptable living spaces, catering to a diverse range of requirements. The traditional design exudes timeless charm, offering a versatile layout suitable for various lifestyles. Whether for a growing family, professionals seeking ample space, or those desiring room for customisation. With its spacious interior and flexible layout, 26 Longden Road provides an inviting and adaptable living environment for its occupants. Viewing is highly recommended by the selling agent.

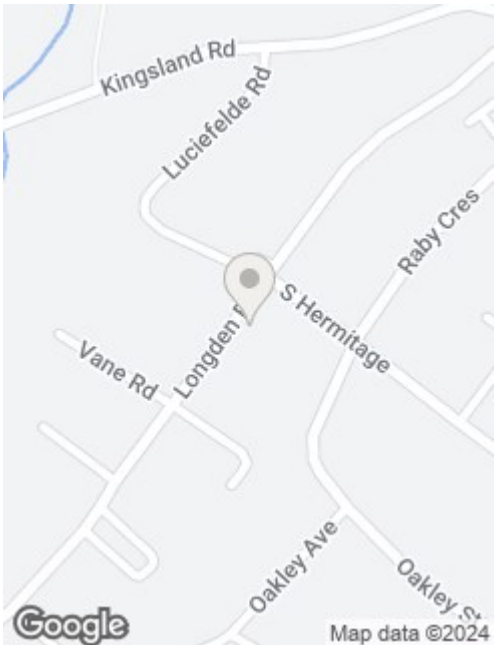
This unique property embodies versatility and comfort, offering a well-designed layout that caters to various needs. Upon entry, you're welcomed by an inviting entrance porch leading into a spacious entrance hall, setting the tone for the residence's airy ambiance. The inner hall guides you through the ground floor, revealing a modern kitchen dining room equipped with integral appliances and luxurious underfloor heating, providing the perfect setting for culinary endeavours and social gatherings. The living room boasts a cosy open fireplace and French doors that seamlessly blend indoor and outdoor living, granting access to the beautiful rear garden, which features a sunny aspect, privacy and a serene water feature. Continuing to impress, the ground floor also hosts two generously-sized bedrooms and a convenient shower room, offering flexibility for guests or accommodating family members. Practicality meets style with a utility room and cloakroom WC, enhancing the functionality of everyday living.

Ascending to the first floor, two additional bedrooms await, including one open-plan space with a kitchen, ideal for a separate living area or home office. Completing the upper level is a stylishly appointed bathroom, complete with underfloor heating, ensuring comfort and luxury year-round.

Externally, the property delights with its outdoor amenities, featuring a low maintenance rear garden with a patio area, perfect for alfresco dining and entertaining. Two garden sheds with power provides storage solutions, while a three-car driveway to the front offers ample parking space. Notably, the property is equipped with solar panels, promoting eco-friendly living and reducing utility costs.







Directions

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

Broadband Speed: Basic 8 Mbps & Superfast 189 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: D

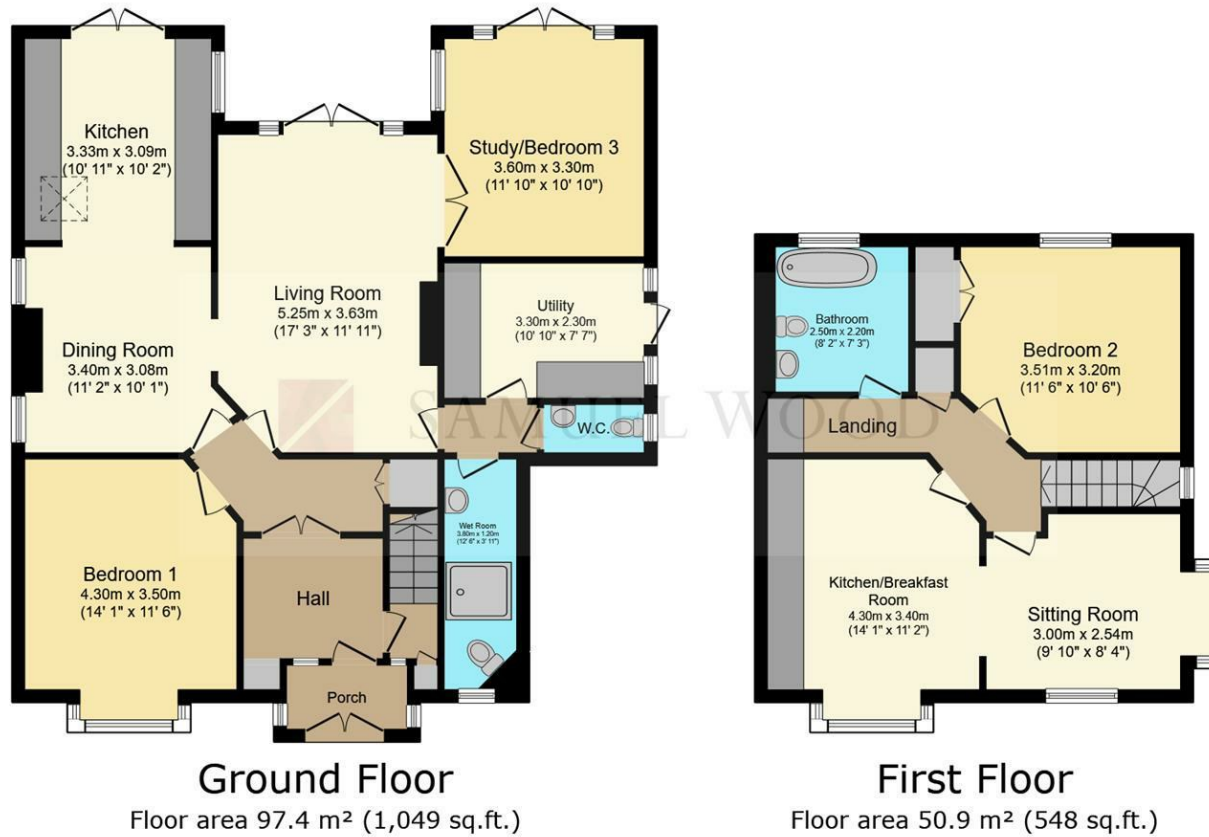
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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