



SAMUEL WOOD

2 Coldridge Drive, Shrewsbury, Shropshire, SY1 3YT
Offers In The Region Of £410,000



2 Coldridge Drive

Shrewsbury, Shropshire, SY1 3YT



- Impressive Detached Family Home
- Spacious Living Room & Impressive Conservatory
- Family Bathroom & En-Suite Shower Room
- Driveway & Garage with Roof Storage
- Popular Residential Location
- Refigured Open Plan Dining Kitchen
- Four Good Sized Bedrooms
- Enclosed Gardens with Fenced Play Area
- 'Best' Heating System - Boiler 4 years old
- EPC Rating C

2 Coldridge Drive presents an enticing opportunity for prospective buyers seeking a detached family property in the sought-after Herongate residential area, situated just north of Shrewsbury town centre. The ground floor of this property has been thoughtfully reconfigured to feature a stunning open-plan dining kitchen, ideal for modern family living and entertaining guests. Adding to its charm, the property boasts an impressive conservatory, providing additional space flooded with natural light. With its convenient location near Shrewsbury's train station and various amenities, 2 Coldridge Drive offers both comfort and practicality for discerning homebuyers.

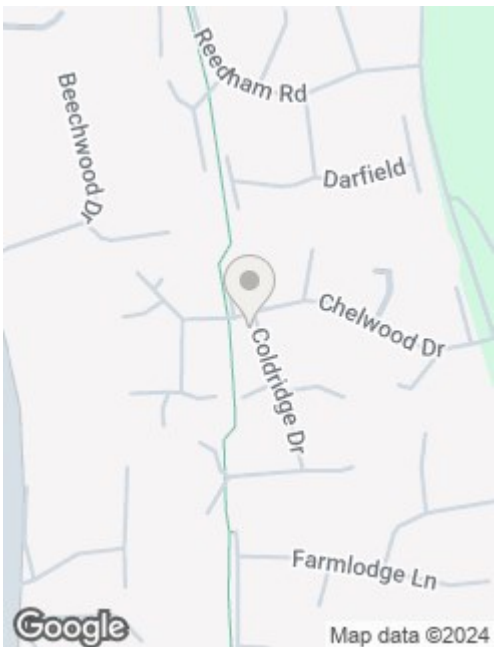
This spacious family property at 2 Coldridge Drive offers an inviting and functional layout designed to accommodate the needs of modern family living. Upon entering, you are greeted by a spacious reception hall adorned with new tiled wood effect flooring, setting the tone for the rest of the home. The ground floor seamlessly connects various living spaces, including a comfortable living room featuring a bay window that floods the space with natural light. Double doors lead from the living room to an impressive conservatory, which has been recently renovated with new roofing and windows, providing an inviting area for relaxation or entertainment. An open archway leads to the stunning open plan dining kitchen, complete with integrated appliances and a range-style cooker, creating a focal point for family meals and gatherings. Additionally, a convenient cloakroom WC adds practicality to the ground floor layout.

Moving to the first floor, the property offers a family bathroom and four well-proportioned bedrooms, including a master bedroom with its own en-suite shower room, providing privacy and comfort for the occupants. The thoughtful design ensures ample space for the whole family to unwind and retreat after a long day.

Outside, the property boasts a garage with boarded roof space, along with a two-car driveway for convenient parking. The enclosed gardens feature new fencing, a well-maintained lawn and a fenced play area, offering a safe and enjoyable outdoor space for children and pets to roam freely. A gate to the rear provides easy access to the surrounding area, enhancing the property's practicality and convenience for residents. Overall, 2 Coldridge Drive presents an attractive opportunity for families seeking a spacious and well-appointed home in a desirable residential area.







Directions

From the Ellesmere Road, A428 turn into Hubert Way. Continue and take a right hand turn into Chelwood Drive and then the second left into Coldridge Drive where the property occupies a prominent corner position.

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

Broadband Speed: Basic 4 Mbps, Superfast 39 Mbps & Ultrafast 1000 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: E

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

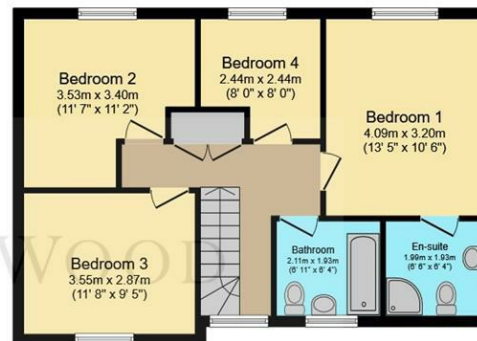
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Ground Floor
 Floor area 102.8 m² (1,107 sq.ft.)



First Floor
 Floor area 57.5 m² (619 sq.ft.)

TOTAL: 160.3 m² (1,725 sq.ft.)

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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