



SAMUEL WOOD

7 Raby Crescent, Shrewsbury, Shropshire, SY3 7JN  
Offers In The Region Of £630,000



# 7 Raby Crescent

Shrewsbury, Shropshire, SY3 7JN



- Substantial Detached Property
- Three Reception Rooms & Conservatory
- Beautiful Landscaped Gardens
- Edge of Town Prime Location in Cul-de-Sac
- Off Road Car Parking
- Versatile Accommodation - Potential Annexe
- Five Bedrooms & Two Bathrooms
- Access directly to Longden Road
- Gas Central Heating
- EPC Rating D

This substantial traditional property is situated in a highly desirable location on the fringe of Shrewsbury town centre. Positioned uniquely within a cul-de-sac, it boasts exclusive rear access to Longden Road, enhancing convenience and privacy. With the advantage of two staircases, there's great potential to configure the accommodation to include a family annexe, offering flexibility and additional living options. The property is further complemented by charming gardens at both the front and rear, adding to its appeal and providing a tranquil outdoor retreat.

Upon entry, you're greeted by a spacious reception hall that sets the tone for the home's grandeur. The ground floor boasts a seamless flow from the living room to the conservatory, offering ample natural light and picturesque views of the garden. A study provides a quiet retreat for work or leisure, while the family room, adjacent to the breakfast kitchen, serves as a hub for gatherings and daily activities. Additionally, a rear hall with a secondary staircase enhances accessibility to the first floor and also leads to the beautifully landscaped rear garden, providing a serene escape from the hustle and bustle of daily life.

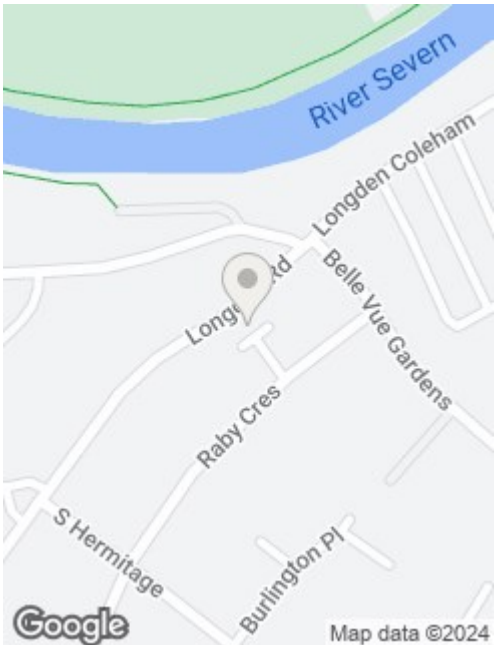
Ascending to the first floor, you'll find five generously proportioned bedrooms and two bathrooms, offering comfort and convenience for the entire household. The layout lends itself to versatility, with the potential to divide the space to create an annexe for extended family or guests.

Outside, the property is approached over the driveway with a neatly kept front garden, adding to its kerb appeal and providing off road car parking. The rear traditional gardens exude charm and tranquility, featuring lawns, paved patios perfect for outdoor entertaining, well-stocked borders bursting with vibrant flora. Notably, the rear access to Longden Road enhances convenience and connectivity to Longden Road to complete the appeal of this exceptional residence.

In essence, 7 Raby Crescent epitomizes refined living in a sought-after location, offering a harmonious blend of elegance, functionality, and outdoor serenity. With its well-designed interiors, potential for annex accommodation, and pretty gardens, this property presents a rare opportunity to enjoy a lifestyle of comfort and sophistication.







## Directions

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

Broadband Speed: Basic 9 Mbps & Superfast 45 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

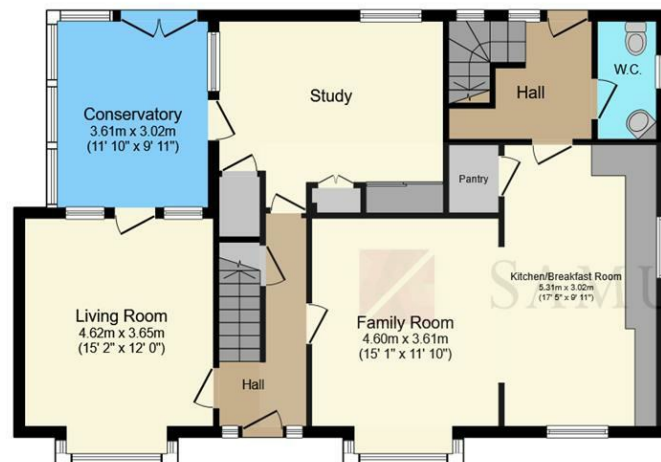
Council Tax Band: E

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

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.







### Ground Floor

Floor area 95.2 m<sup>2</sup> (1,025 sq.ft.)



### First Floor

Floor area 83.3 m<sup>2</sup> (897 sq.ft.)

**TOTAL: 178.6 m<sup>2</sup> (1,922 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](http://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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | [shrewsbury@samuelwood.co.uk](mailto:shrewsbury@samuelwood.co.uk)