



SAMUEL WOOD

Burntcroft House, Annscroft, Shrewsbury, Shropshire, SY5 8AN

Offers Over £600,000



Burntcroft House,

Annscroft, Shrewsbury, Shropshire, SY5 8AN



- Impressive & Versatile Detached Property
- Three First Floor Bedrooms & Two Bathrooms
- Spacious Living Room & Separate Dining Room
- Utility Room & Guest Cloakroom
- Gardens & Plot extend to 0.37 Acre
- Village Location approx 5 miles from Shrewsbury
- Two Ground Floor Bedrooms & One Bathroom
- Modern, Sleek Breakfast Kitchen
- Double Garage & Driveway Parking
- EPC Rating C

Burntcroft House is an impressive detached property situated in an elevated position, boasting countryside views to the rear. Recently refurbished, this spacious home offers modern amenities and versatility. The plot extends to 0.37 Acre with delightful tiered gardens at the rear providing both tranquility and potential for outdoor activities. Conveniently located approximately 5 miles from the historic county town of Shrewsbury, Burntcroft House offers a blend of rural living with easy access to urban amenities and cultural attractions.

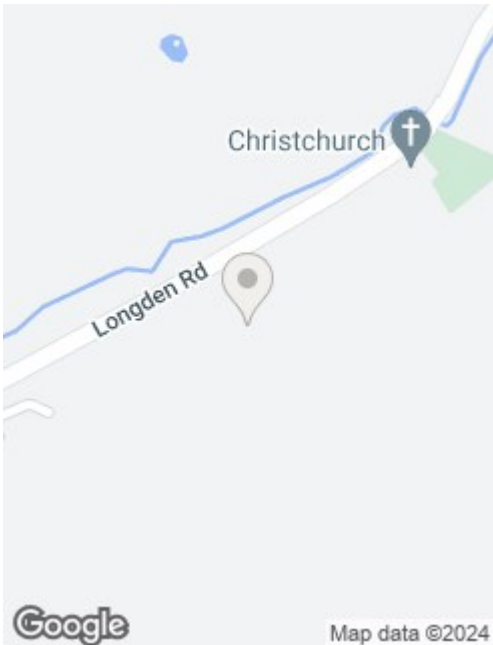
Burntcroft House offers a spacious and inviting ground floor layout, featuring a porch and a generously sized reception hall that sets the tone for the home's welcoming atmosphere. The ground floor also boasts a spacious living room, perfect for relaxation or entertaining guests, a separate dining room for formal gatherings, and a stylish modern breakfast kitchen complete with utility and cloakroom WC for convenience. The ground floor further accommodates two bedrooms, one of which includes an en-suite bathroom, providing flexibility for guests or family members seeking privacy.

Ascend to the first floor to find reveal three additional double bedrooms, one of which enjoys its own en-suite, while a family bathroom serves the remaining bedrooms, ensuring ample facilities for all residents.

Outside, Burntcroft House occupies an elevated position, offering adjacent countryside views. A block-paved driveway leads to the double garage, providing ample parking space. The surrounding gardens enhance the property's appeal, featuring a patio area ideal for outdoor dining or relaxation and a tiered garden at the rear, ideal for enjoying the surroundings.







Directions

From Shrewsbury, take the Longden Road passing through Hook-a-Gate and then the Hamlet of Annscroft. Burmtcroft can be located on the left-hand side, as indicated by the Samuel Wood for sale board.

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

Broadband Speed: Basic 5 Mbps & 45 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.

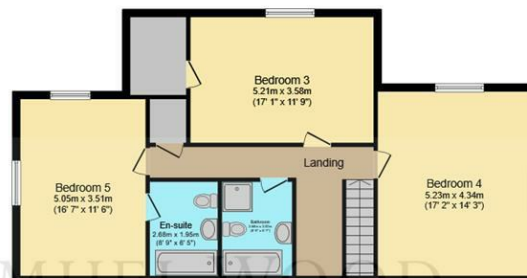






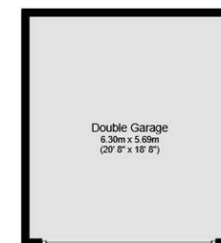
Ground Floor

Floor area 127.9 m² (1,376 sq.ft.)



First Floor

Floor area 89.7 m² (965 sq.ft.)



Garage

Floor area 35.8 m² (386 sq.ft.)

TOTAL: 253.3 m² (2,727 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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