



SAMUEL WOOD

Stone House, Laundry Lane, Shrewsbury, Shropshire, SY2 6ER

Price Guide £950,000



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- Impressive Stone House Property
- Magnificent Drawing Room
- Five Bedrooms & Two Bathrooms
- Gas Fired Central Heating
- Close Proximity to Prestfelde School
- Beautiful Plot extending to 0.21 Acre
- Bespoke David Hartill Breakfast Kitchen
- Beautiful Gardens and Lovely Courtyard
- Popular Residential Location
- EPC Rating E

We welcome you to the epitome of elegance and luxury living within this desirable location just off the respected Sutton Road, Shrewsbury. Located approximately one mile from the town centre this exquisite Stone House presents an unparalleled opportunity to invest in refined living. From the moment you step through the doors, you'll be captivated by the meticulous attention to detail and high degrees of improvements that adorn every corner of this architectural gem. Boasting a stylishly designed interior arranged across ground, first, and second floor levels, this property offers a rare option for those seeking an individual, prime property.

The ground floor welcomes you with a lovely entrance hall with Amtico flooring which leads to a magnificent drawing room with dining area, perfect for entertaining guests in style. The bespoke David Harthill contemporary shaker style kitchen complete with a range of NEFF appliances, is a culinary enthusiast's dream together with a family-oriented breakfast area.

Ascend the beautiful staircase to discover a spacious landing serving three generously sized bedrooms, one of which provides an art deco inspired en-suite bathroom. A further shower room on this level ensures comfortable arrangements for family and guests. The second floor comprises two additional bedrooms or fitted home office, catering to the modern-day need for flexible living spaces.

Outside, the beauty of this property continues with a lovely garden extending to 0.21 acre, providing a serene area for relaxation and outdoor enjoyment. A double garage has power, lighting, shelves and an automated door. An ornamental gateway and railings lead to the stunning courtyard garden which is adjacent to the house providing exquisite area for outside socialising.

Rest assured, this property has been meticulously maintained, with the kitchen and Worcester gas fire boiler replaced within the last two years. Its private setting adds to the allure, from the adjacent shared entrance making it a truly special find for even the most discerning buyers. This is a rare opportunity to make this exceptional property yours. Contact us today to arrange a viewing and experience the epitome of luxurious living.







Directions

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

Broadband Speed: Basic 8 Mbps, Superfast 80 Mbps & Ultrafast 330 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold with some flying Freehold elements

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.







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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