



SAMUEL WOOD

25 Westlands Road, Shrewsbury, Shropshire, SY3 8UT

Offers In The Region Of £625,000



25 Westlands Road

Shrewsbury, Shropshire, SY3 8UT



- Beautifully Presented Detached Property
- Lounge and Dining Room
- Four Bedrooms
- Pleasant Enclosed Rear Garden
- Popular Residential Location
- Open-Plan Kitchen / Dining Area
- Family / Games Room
- En-Suite & Family Bathroom
- Ample Off-Road Parking
- EPC Rating D

25 Westlands Road has been thoughtfully updated by the current owners, resulting in a bright and spacious family home with stylish, high-quality contemporary fittings throughout. This beautifully presented detached home is situated in the sought-after area of Copthorne, Shrewsbury, close to amenities, the Royal Shrewsbury Hospital and excellent road links to the A5, M54 and beyond. Viewing is highly recommended.

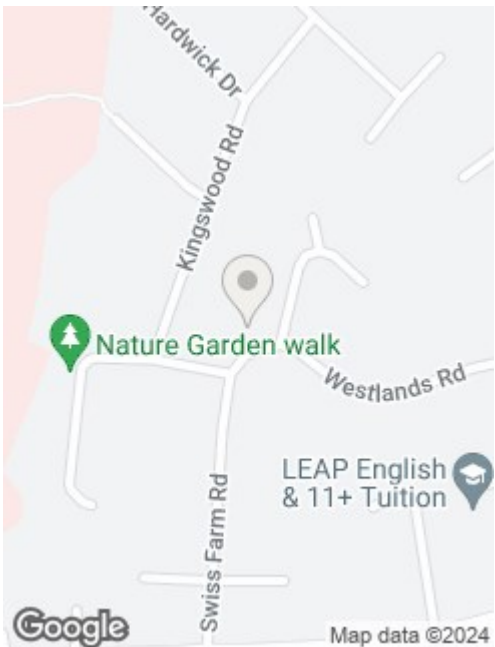
25 Westlands Road is a beautifully presented detached property that offers ample living space and modern amenities. The ground floor features an entrance porch that leads into a spacious reception hall equipped with a convenient WC. From the hall, you can access the living room, dining room, and the extended breakfast kitchen, the open-plan layout is perfect for family meals and entertaining guests, built-in appliances include a Bosh double oven, inset gas hob, dishwasher, fridge freezer and separate freezer. The dining room opens into a generous family room, providing additional space for relaxation or entertainment.

On the first floor, the property includes four well-proportioned bedrooms, offering plenty of space for a family. The master bedroom is particularly impressive, featuring its own en-suite bathroom for added privacy and convenience. Additionally, there is a family bathroom that serves the remaining bedrooms, ensuring that the morning routine runs smoothly for everyone.

The exterior of 25 Westlands Road is equally appealing, with an extensive gravelled driveway that provides ample off-road parking. The rear garden is enclosed, offering a safe and private outdoor space. It features a well-maintained lawn and a patio area, perfect for outdoor dining and leisure activities. This property combines stylish interior spaces with practical outdoor amenities, making it an ideal family home.







Directions

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

Broadband Speed: Basic 5 Mbps, Superfast 56 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.

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.

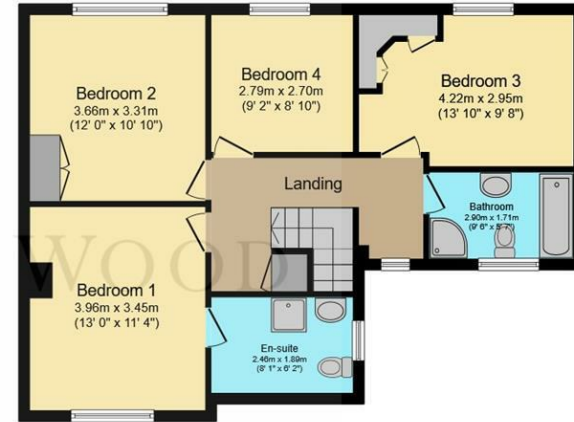
These details are awaiting final approval and may be subject to some changes.







Ground Floor
Floor area 95.2 m² (1,024 sq.ft.)



First Floor
Floor area 68.9 m² (742 sq.ft.)

TOTAL: 164.1 m² (1,766 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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