



SAMUEL WOOD

Westwynd, Montford Bridge, Shrewsbury, Shropshire, SY4 1EB

Asking Price £400,000



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Montford Bridge, Shrewsbury, Shropshire, SY4 1EB



- Beautifully Presented Bungalow
- Full Internal & External Renovation
- Open Plan Layout
- Garage & Extensive Driveway
- Electric Heating/Log Burner
- Two Generous Sized Bedrooms With Partially Converted Third Bedroom In Loft
- Spacious Reception Rooms
- Contemporary High Specification Kitchen
- Modern Bathroom
- EPC Rating E

Samuel Wood is delighted to offer this beautifully presented bungalow in Montford Bridge. The much improved accommodation boasts a contemporary open plan flowing layout, a generous plot providing a large driveway and landscaped gardens. Situated close to excellent local amenities including a pub, schools, shops and practical road links. Viewing is highly recommended to fully appreciate this wonderful home.

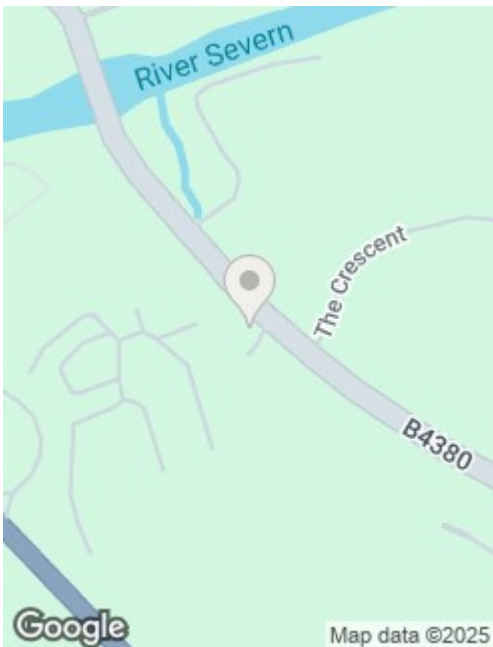
Westwynd, located in Montford Bridge near Shrewsbury, is a charming detached bungalow that has undergone a comprehensive renovation, transforming it into a modern and comfortable home. Originally a two-bedroom property, the loft has been partially converted to create a third bedroom, with electrics and plumbing already installed, offering potential additional flexibility. The layout is open plan, featuring a newly designed kitchen, living room, and dining area, all connected by a striking double-sided log burner that serves as a delightful focal point between the living and dining spaces. The kitchen is equipped with high-end appliances, including a built-in oven, microwave, dishwasher, and bespoke solid ash worktops, catering to both style and functionality.

The renovation of Westwynd includes several key upgrades that enhance the property's appeal and efficiency. A new hot water system and wiring have been installed throughout, with provisions made for underfloor heating, should the new owner wish to complete this addition. The bungalow now boasts new double-glazed windows, which improve insulation and reduce energy costs, along with updated facias and guttering. The exterior has also been improved with the addition of a new lean-to, providing space to park a car or use as a workshop, and a new log store in the landscaped rear garden.

The outdoor space at Westwynd is both practical and inviting. A large, newly gravelled driveway offers ample parking for up to seven or eight vehicles, while the enclosed rear garden provides a peaceful retreat with access to a local footpath. The garden has been thoughtfully landscaped to include a log store, adding to the property's rustic charm. The rear conservatory is currently utilised as a utility area, complementing the integral garage. Overall, Westwynd presents an ideal blend of modern conveniences and country living, making it an attractive option for those seeking a well-appointed home in a serene location.







Directions

Services: We understand that the property has electric heating & log burner, mains electricity, mains water and private drainage (septic tank).

Broadband Speed: Basic 20 Mbps & Superfast 80 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: C

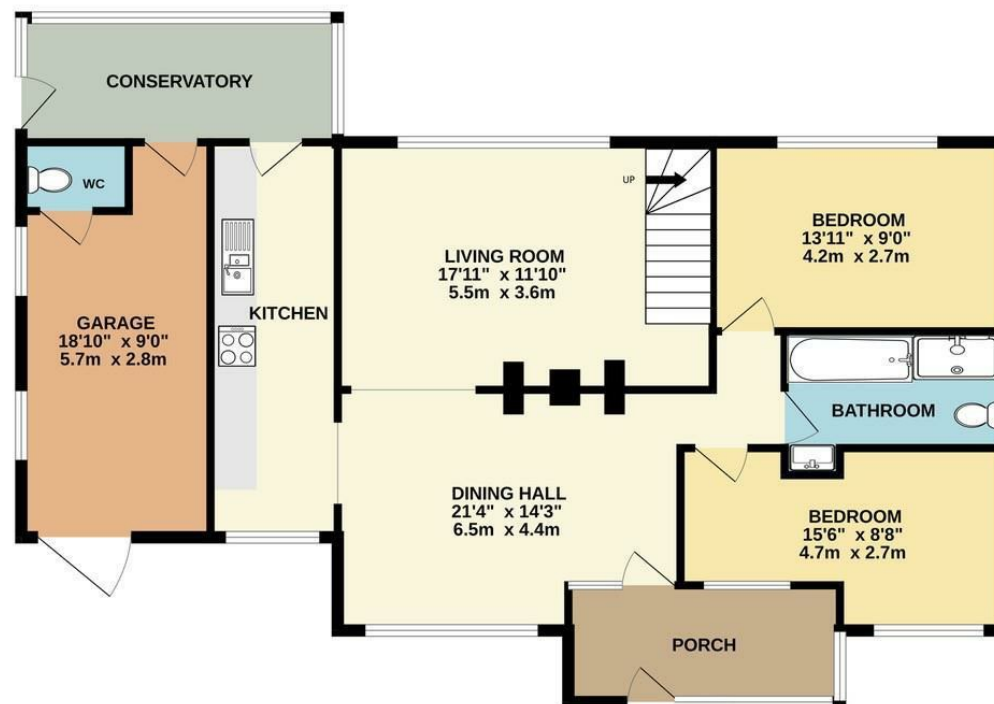
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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
1152 sq.ft. (107.0 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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