



SAMUEL WOOD

1 Winney Hill View, Shrewsbury, Shropshire, SY1 3SH

Region £625,000



I Winney Hill View

Shrewsbury, Shropshire, SY1 3SH



- Modern, Spacious Detached Property
- Stunning Dining / Kitchen / Day Room
- Master Bedroom Suite with Dressing Rooms
- Enclosed Gardens with views over adjacent fields
- Convenient Edge of Town Location
- Accommodation Spanning over Three Floors
- Sleek Living Room with Modern Gas Fire
- Three Further Bedrooms & Bathrooms
- Driveway Parking and Garage
- EPC Rating B

This impressive modern detached property boasts spacious and airy accommodation to three floors. The highlight of the home is its stunning dining kitchen, complete with bi-fold doors that flood the space with natural light and offer seamless indoor-outdoor living. The property also features a luxurious master bedroom with a Juliette-style balcony, providing a perfect vantage point to enjoy the surrounding area. Situated on the outskirts of Shrewsbury town centre and the train station, the location offers convenient access to both comprehensive town facilities and to major road links such as the A49, A53, A5 and motorway routes to the Midlands. Viewing is highly recommended by the selling agent.

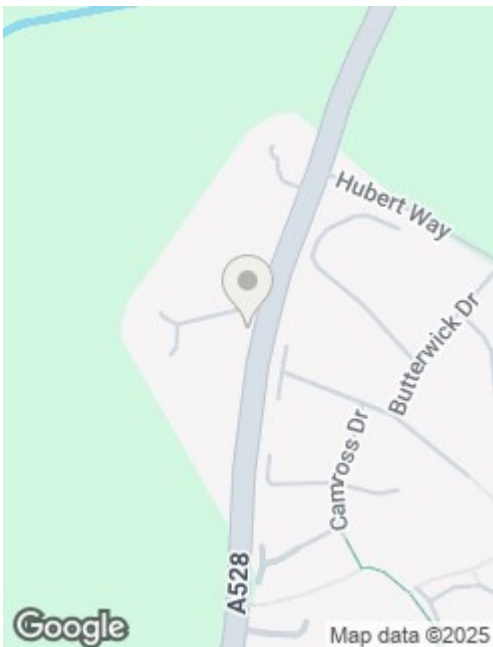
I Winney Hill View offers luxurious and practical living across three floors. Upon entering the property, you're greeted by a spacious reception hallway featuring a convenient cloakroom WC. The ground floor also hosts a sleek living room with a modern gas fire, perfect for relaxation, and a stunning dining kitchen with granite worktops and a living room area that truly defines modern living. With bi-fold doors leading to the garden, this space seamlessly merges indoor and outdoor living, creating an ideal setting for entertaining. Adjacent to the kitchen, there's a utility room providing additional convenience and functionality.

Ascending to the first floor, you'll find a family bathroom and three well-appointed bedrooms. Two of these bedrooms boast en-suite bathrooms, while the master bedroom is a standout feature, offering the luxury of a Juliette-style balcony to enjoy the aspect, air conditioning and ladies and gents dressing rooms. Moving up to the second floor, you'll discover another bedroom with its own en-suite, along with a versatile office space complete with a store area, catering to the needs of modern lifestyles.

Outside, the property impresses with its attention to detail and practicality. A generously sized block-paved driveway provides ample parking space and leads to the garage, while the rear garden is thoughtfully designed with a patio area and additional seating space featuring a pergola. Fencing to both sides ensures privacy, while open fencing at the bottom boundary maximizes the impact of the view, creating an inviting outdoor retreat. Overall, I Winney Hill View offers a perfect blend of contemporary living spaces and outdoor tranquility, making it an ideal home for modern families.







Directions

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

Broadband Speed: Basic 7 Mbps, Superfast 80 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: F

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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