



SAMUEL WOOD

4 Cornwall Drive, Bayston Hill, Shrewsbury, Shropshire, SY3 0ER

Offers In The Region Of £260,000



4 Cornwall Drive

Bayston Hill, Shrewsbury, Shropshire, SY3 0ER



- Four Bedroom Family Home
- Landscaped Gardens
- Driveway & Garage
- Conservatory
- Gas Central Heating
- Spacious Reception Rooms
- Family Bathroom & GF En-Suite
- Desirable Location
- Some Modernisation Required
- EPC Rating D

Samuel Wood is delighted to offer for sale this well presented home on Cornwall Drive, in Bayston Hill, Shrewsbury. Occupying a desirable position the four bedroom property provides a well designed layout with generous living spaces, all complemented by a landscaped rear garden, front driveway and garage. In need of some internal modernisation, 4 Cornwall Drive presents a great opportunity for development close to excellent amenities including shops, schools, pubs, idyllic rural walks and useful road links. Viewing is highly recommended by the selling agent.

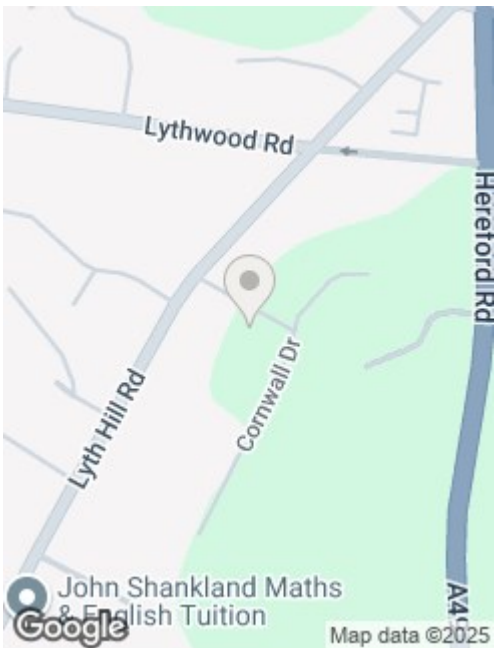
4 Cornwall Drive in Bayston Hill offers a well-designed and versatile ground floor layout. Upon entering the home, you are greeted by an entrance hall that leads to the spacious living room, which is perfect for relaxation. Adjacent to the living room is a separate dining room that connects to the kitchen and conservatory, creating a natural flow. The kitchen provides access to a conservatory or additional dining area, enhancing the space with an open-plan feel and allowing plenty of natural light to flood in. A particular highlight of the ground floor is a double bedroom with an en-suite bathroom, in need of modernisation. The integral garage is also accessible from this level, offering additional utility and storage options.

The upper floor houses three well-proportioned bedrooms, providing ample accommodation for a family. Two of the bedrooms are generous doubles, with plenty of space for furniture and personalisation. The third bedroom, though a single, is ideal as a child's bedroom, home office, or guest space. A well-appointed family bathroom serves the upstairs bedrooms, featuring modern fittings and providing comfort for everyday living. The layout upstairs is designed to maximise privacy and comfort while offering flexibility in how the rooms are utilised.

The external spaces at 4 Cornwall Drive complement the interior perfectly. The property benefits from a generous driveway, ensuring ample parking for multiple vehicles. The rear garden is well-landscaped, providing a peaceful and inviting outdoor area for relaxation and recreation. It features a patio area, ideal for outdoor dining or entertaining, and the remaining garden space is thoughtfully designed for ease of maintenance while maintaining a charming aesthetic. Together, the outdoor areas enhance the property's appeal as a practical family home.







Directions

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

Broadband Speed: Basic 16Mbps, Superfast 75Mbps & Ultrafast 1000Mbps

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: B

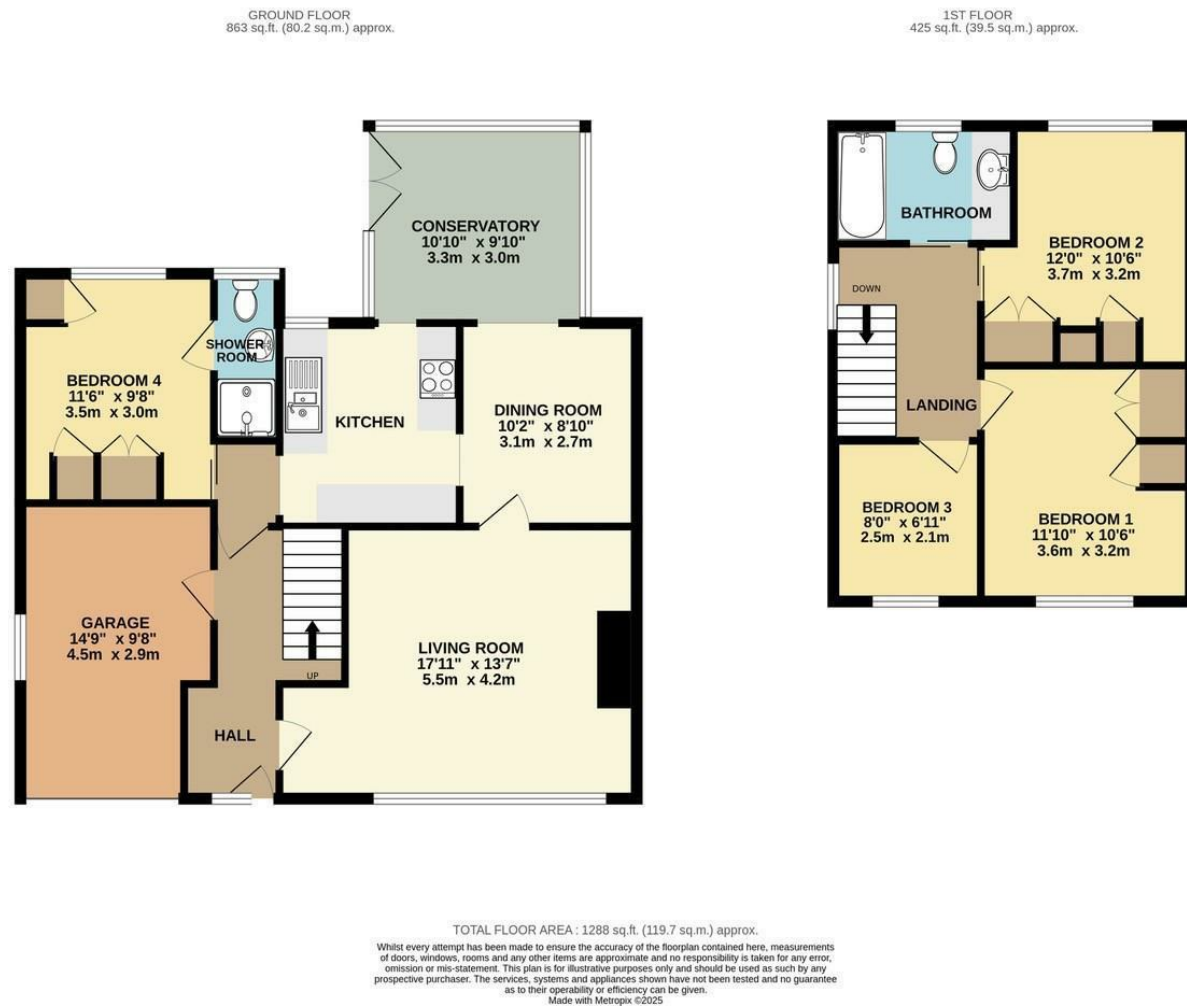
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.





Floor Plans



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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