



SAMUEL WOOD

9 Whittington Close, Shrewsbury, Shropshire, SY1 4TG

Asking Price £265,000



9 Whittington Close

Shrewsbury, Shropshire, SY1 4TG



- Beautifully Presented Family Home
- Open Plan Kitchen Diner
- Three Generously Sized Bedrooms
- Extensive Ground Floor & Private Driveway
- Gas Central Heating
- Spacious Reception Rooms
- Meticulously Landscaped Gardens
- Fully Renovated
- Desirable Position
- EPC Rating C

Samuel Wood is delighted to offer this beautifully presented three bedroom family home on Whittington Close in Shrewsbury. Occupying a desirable position the property boasts a well designed layout with generous contemporary living spaces all complemented by meticulously landscaped gardens and private driveway. Within close proximity of excellent amenities including retail shops, pubs, restaurants, within good school catchment and practical road links to Telford, north Shropshire and Shrewsbury. Viewing is highly recommended by the selling agent.

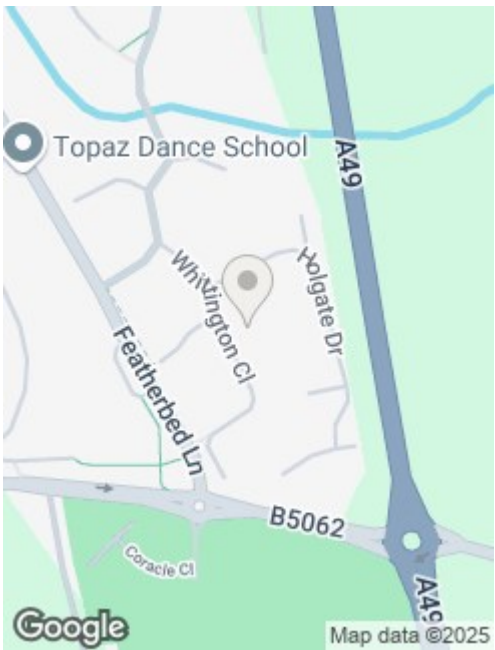
9 Whittington Close is a beautifully presented three-bedroom semi-detached home in Shrewsbury, fully renovated to a high standard. The ground floor offers a spacious and welcoming entrance hall leading to a bright living room and a cosy snug room perfect for relaxation. The heart of the home is the open-plan kitchen diner, featuring modern fittings and double doors that open onto the rear patio, seamlessly blending indoor and outdoor living. Additionally, a well-appointed office provides a dedicated workspace, while a practical utility area and a convenient cloakroom complete the ground floor layout.

Upstairs, the property boasts three well-sized bedrooms, including two generous doubles and a comfortable single room, all finished with a stylish and contemporary design. The family bathroom is modern and well-equipped, providing a functional space. The layout ensures a balance of comfort and practicality, making it an ideal home for families or professionals. Thoughtful renovations throughout enhance the home's appeal, combining character with modern convenience.

The exterior of the home is equally impressive, featuring well-landscaped gardens at both the front and rear. The private driveway provides ample parking, while gated side access adds both security and convenience. The rear garden is designed for enjoyment, with a neatly maintained lawn and a patio area perfect for outdoor dining or entertaining. With its blend of stylish interiors and attractive outdoor space, 9 Whittington Close offers a fantastic opportunity for those seeking a move-in-ready home.







Directions

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

Broadband Speed: Basic 16Mbps, Superfast 78Mbps & Ultrafast 1800Mbps

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

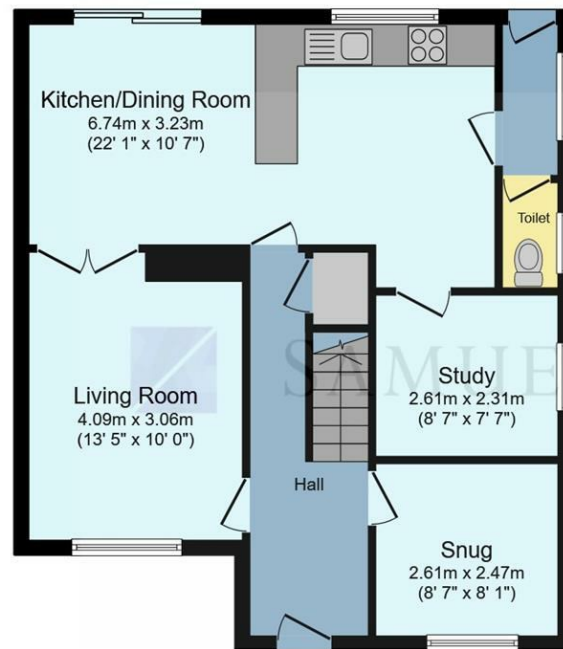
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.

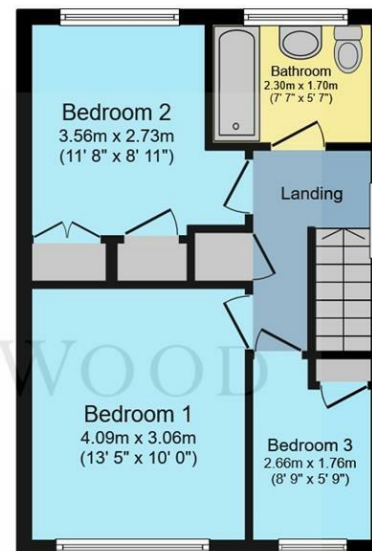
These details are awaiting final approval and may be subject to some changes.







Ground Floor
Floor area 61.9 m² (667 sq.ft.)



First Floor
Floor area 35.9 m² (386 sq.ft.)

TOTAL: 97.8 m² (1,053 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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