



SAMUEL WOOD

1 Bakewell Close, Shrewsbury, Shropshire, SY1 3RL
Offers In The Region Of £340,000



I Bakewell Close

Shrewsbury, Shropshire, SY1 3RL



- Extended Family Home
- Two Reception Rooms
- Two Bathrooms
- Enclosed Garden
- Excellent Amenities and Road Links
- Open Plan Dining Kitchen
- Three Bedrooms
- Oak Doors Throughout
- Car Port and Large Garage
- EPC Rating D

Occupying a pleasing corner position on Bakewell Close and with NO UPWARD CHAIN, is this extended three bedroom detached property which offers spacious and versatile living accommodation. Featuring a separate garage/workshop converted to accommodate a first floor. Situated on the north side of Shrewsbury with excellent amenities and road links to the A49, A5 and M54 beyond. viewing is essential to appreciate this stylishly presented home on offer.

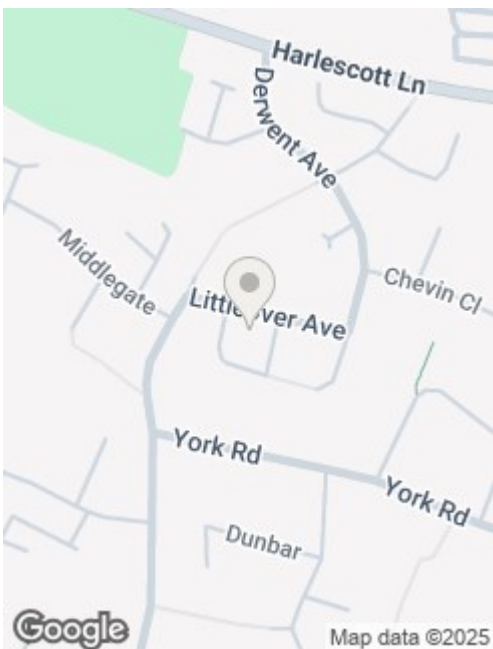
I Bakewell Close is a spacious and extended detached property offering a thoughtfully designed layout ideal for modern family living. The ground floor features a porch that opens into a reception hall with understairs storage, this leads to the comfortable living room with stylish bi-fold doors that seamlessly connect to a contemporary dining kitchen. The kitchen boasts a Rangemaster cooker and French doors opening onto a raised decking area, enhancing indoor-outdoor flow. An adjoining family/day room is flooded with natural light from three roof windows and high side windows and includes a convenient guest cloakroom with WC.

Upstairs, the property comprises a well-appointed master bedroom complete with an en-suite bathroom, alongside two additional bedrooms and a modern family bathroom. Each room is designed with comfort and practicality in mind, providing ample space for family members or guests. The overall layout promotes a sense of privacy and functionality, making it suitable for growing families or those seeking additional space for working from home.

Externally, the home benefits from a generous double garage/workshop with additional roof space, ideal for storage or hobby use. The rear garden is thoughtfully landscaped with a covered patio area featuring a pergola, a neat lawn bordered by gravel and shrubs, and an additional decking area- perfect for entertaining. Situated in a convenient location, I Bakewell Close is within easy reach of excellent amenities, reputable schools, and major road links, offering both comfort and accessibility in a desirable setting.







Directions

From Little Harlescott Lane, turn right into Littleover Avenue and then next right into Bakewell Close. Alternatively, from Harlescott Lane turn into Derwent Avenue, right into Littleover Avenue and then left into Bakewell Close.

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

Broadband Speed: Basic 14 Mbps, Superfast 80 Mbps & Ultrafast 1000 Mbps
Results provided by Ofcom and correct at time of listing

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: D

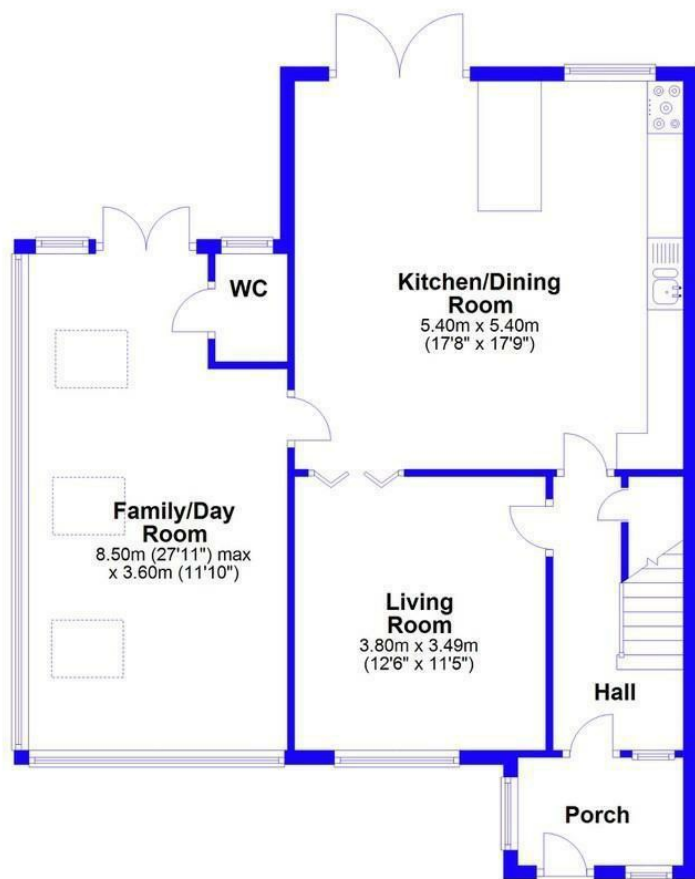
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.



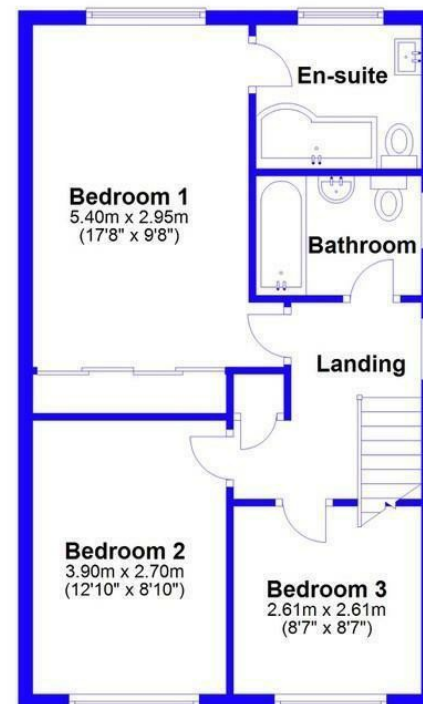


Ground Floor



Not to Scale
Plan produced using PlanUp.

First Floor



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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