



SAMUEL WOOD

59 Westwood Drive, Shrewsbury, Shropshire, SY3 8YB

Offers Over £400,000



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Shrewsbury, Shropshire, SY3 8YB



- Spacious Family Home in Desirable Location
- Bright & Versatile Living Spaces Throughout
- Stylish Principal Bathroom with Modern Finish
- Enclosed Rear Garden with Patio Area
- Easy Access to Town Centre & Road Links
- Contemporary Breakfast Kitchen with Utility Room
- Three Well-Proportioned Bedrooms
- Generous Driveway with Ample Off-Street Parking
- Close to Schools, Parks & Amenities
- EPC Rating D

Occupying a prominent corner position in one of Shrewsbury's most desirable residential areas, this impressive home has been thoughtfully extended and modernised to offer well-balanced accommodation that seamlessly combines style, comfort, and practicality. Located in a highly sought-after neighbourhood, the property benefits from excellent school catchments, quick access to the town centre, Royal Shrewsbury Hospital, and major transport links. It also lies within easy walking distance of the renowned Quarry Park – the jewel of Shrewsbury, with its scenic riverside walks and celebrated floral displays. Viewings are strongly recommended to fully appreciate both the excellent setting and the high standard of accommodation on offer.

Inside, the property offers bright and inviting living spaces designed to meet the demands of modern life. A welcoming reception hall with guest cloakroom/WC leads through to an impressive living room, perfect for entertaining or relaxing. The heart of the home is the stunning breakfast kitchen, fitted and finished to a high standard, with an adjoining utility room for added convenience. A versatile family room further extends the accommodation, providing the ideal space for a playroom, home office, or second sitting area.

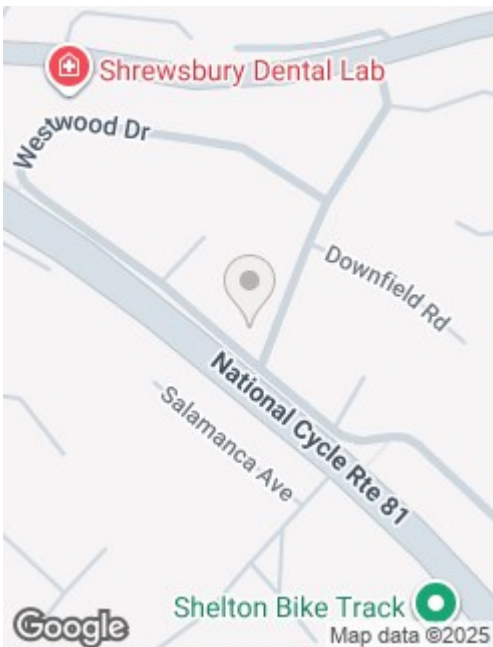
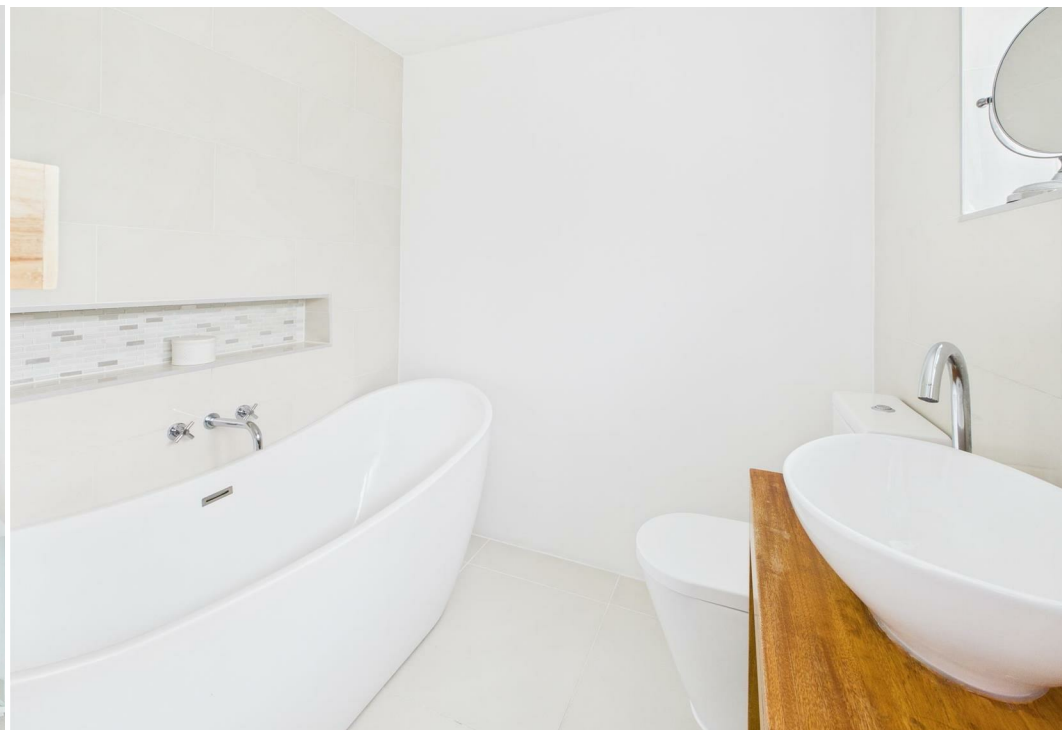
Upstairs, the home comprises three well-proportioned bedrooms, complemented by a contemporary principal bathroom, completing the property's thoughtfully designed layout.

Outside, the property features a generous block-paved and gravel driveway providing ample parking. A lawned front garden with boundary fencing fronts the road, with gated access leading to the rear garden, which is also lawned and enclosed by fencing, and includes a paved patio area.

This is a home of genuine quality – stylish, upgraded and ready to enjoy from day one. It will appeal equally to growing families and couples seeking a contemporary, low-maintenance lifestyle in one of Shrewsbury's most attractive suburban locations.







Directions

what3words - ///drama.popped.watch

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

Broadband Speed: Basic 6 Mbps, Superfast 24 Mbps & Ultrafast 10,000 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.

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







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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