

SAMUEL WOOD

Foxcroft, 68 Roman Road, Shrewsbury, Shropshire, SY3 9AW

Offers In The Region Of £825,000



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4 2 3 D

- Beautifully Refurbished Detached Home
- Stunning Open Plan Kitchen/Day/Dining room
- Four Well Proportioned Bedrooms
- Landscaped Rear Garden and Terrace
- Close to Shrewsbury town centre, The Quarry, and commuter links
- Located in one of Shrewsbury's most sought after residential areas
- Impressive Living Room with Period Features
- Contemporary Family Bathroom and Additional Ground Floor Shower Room
- Useful Storage Garage
- EPC Rating D





This beautifully refurbished traditional, Arts and Crafts-style detached home offers a rare blend of original charm and contemporary refinement. Occupying a prime position along the Roman Road accessed via a private, unadopted slip road. Located within walking distance of Shrewsbury town centre close to idyllic river walks, restaurants, cafes, pubs, shops within excellent school catchment and close to practical road links. Viewing is highly recommended by the selling agent.

The moment you step inside, it's clear this is a home that has been both cherished and carefully enhanced. The impressive living room retains much of its Arts and Crafts heritage. Glazed doors lead through to a small, charming sunroom, a delightful spot to enjoy the views of the rear garden across all seasons. The stunning open plan kitchen and dining area is a showstopping space with a striking vaulted ceiling and bi-fold doors that spill out onto the beautifully landscaped rear garden. The kitchen itself is fitted to a high standard, offering extensive storage, integrated appliances, and a large central island. A separate formal dining room or study offers flexibility for remote working or more intimate gatherings, while a modern ground floor shower room adds superb convenience for visiting guests or older family members.

Upstairs, a generous landing leads to four well proportioned bedrooms, each with its own outlook and character. The family bathroom is presented in a timeless style, maintaining the property's balance of traditional elegance and modern features.

Outside, is the beautifully maintained private rear garden, offering mature planting, shaped lawns, and a sheltered terrace ideal for al fresco dining – a true highlight of the home. Further benefits include a useful storage garage, a traditional driveway with ample parking, and access via a private slip road, which ensures a sense of exclusivity and privacy rarely found in such a central location.



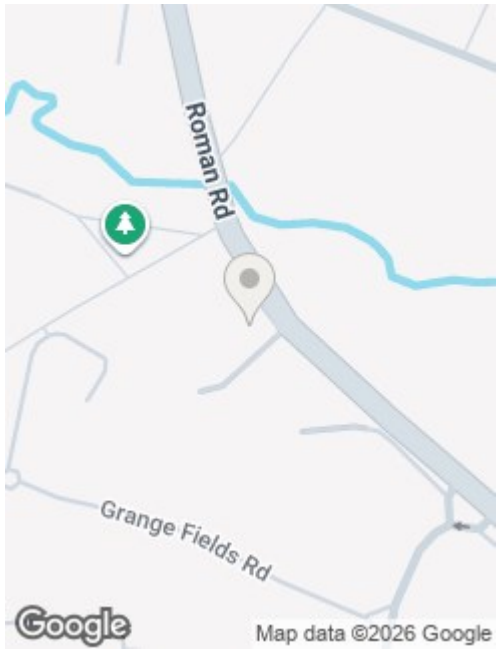












Directions

The property is located directly off the Roman Road between the Porthill and Longden Road.

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

Broadband Speed: Basic 8Mbps, Superfast 134Mbps & Ultrafast 10,000Mbps

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: E

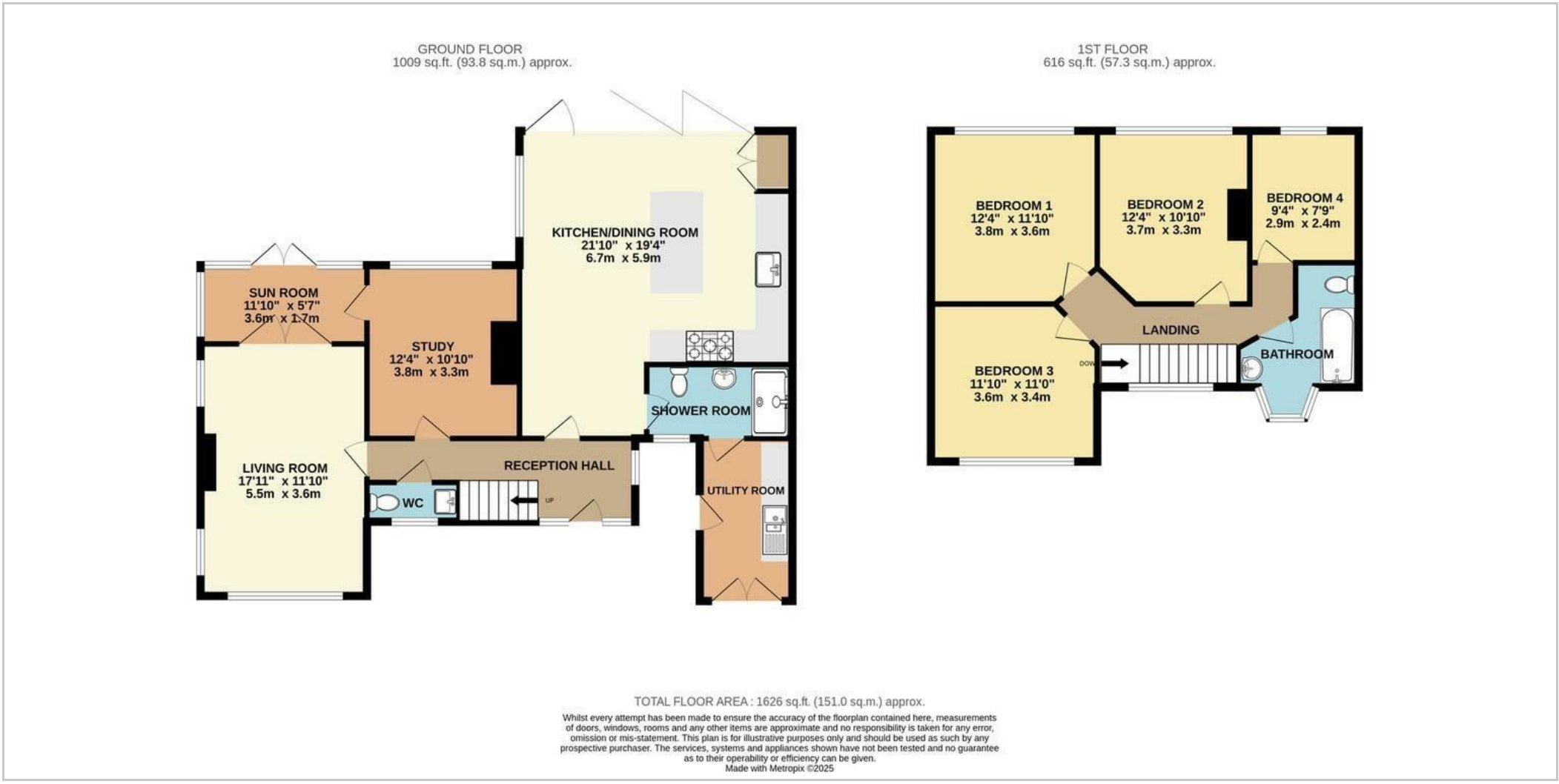
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.