



SAMUEL WOOD

1 Cronhill, Grinshill, Shrewsbury, Shropshire, SY4 3BS

Offers Over £350,000



I Cronkhill

Grinshill, Shrewsbury, Shropshire, SY4 3BS



- Extended Semi-Detached Family Home
- Views Towards The Wrekin
- Three Well-Proportioned Bedrooms
- Large Detached Garage
- Landscaped Gardens with Outlook
- Sought-After Village Location
- Spacious and Versatile Accommodation
- Refitted Kitchen and Shower Room
- Generous Driveway Parking
- EPC Rating E

Occupying an enviable position within one of the county's most desirable villages, this extended semi-detached home enjoys far-reaching views towards The Wrekin and the South Shropshire Hills, together with a delightful wooded backdrop offering scenic walks almost from the doorstep. Thoughtfully improved by the current owners, the property provides spacious and versatile accommodation ideally suited to modern family living. A bright living room with bay window takes full advantage of the stunning outlook, while the separate dining room and breakfast area offer excellent entertaining and family space. Outside, generous gardens, feature decking, productive fruit beds and a superb elevated seating area create an exceptional setting for relaxing and outdoor dining. Convenient transport links and access to local amenities further enhance the appeal of this attractive village home.

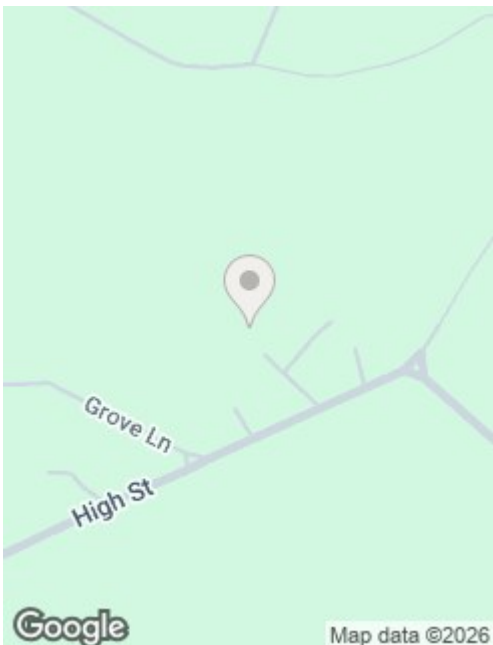
A welcoming entrance hall leads into a spacious living room, where a walk-in bay window frames the impressive views across the surrounding countryside. A separate dining room offers flexibility as either a formal dining space or additional family room. The breakfast room provides an ideal everyday living area and opens directly onto the decking via patio doors, creating a seamless connection between indoors and out. The kitchen has been stylishly updated with a range of cream gloss units complemented by integrated appliances.

The first-floor landing gives access to three bedrooms, including two particularly generous double rooms. The accommodation is served by a beautifully refitted shower room featuring a contemporary white suite and quality fittings, providing a modern and practical space for daily use.

The property is approached via a long driveway providing ample off-road parking and leading to a substantial detached garage. To the front, an extensive lawned garden and feature decking make the most of the outstanding views. The rear garden has been thoughtfully landscaped over several levels, incorporating fruit trees, soft fruit planting and attractive seating areas, all enjoying a wonderful outlook across the surrounding landscape.







Directions

What3words: ///cheering.slide.workloads

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

Broadband Speed: Basic 9 Mbps & Superfast 45 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: tbc

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.

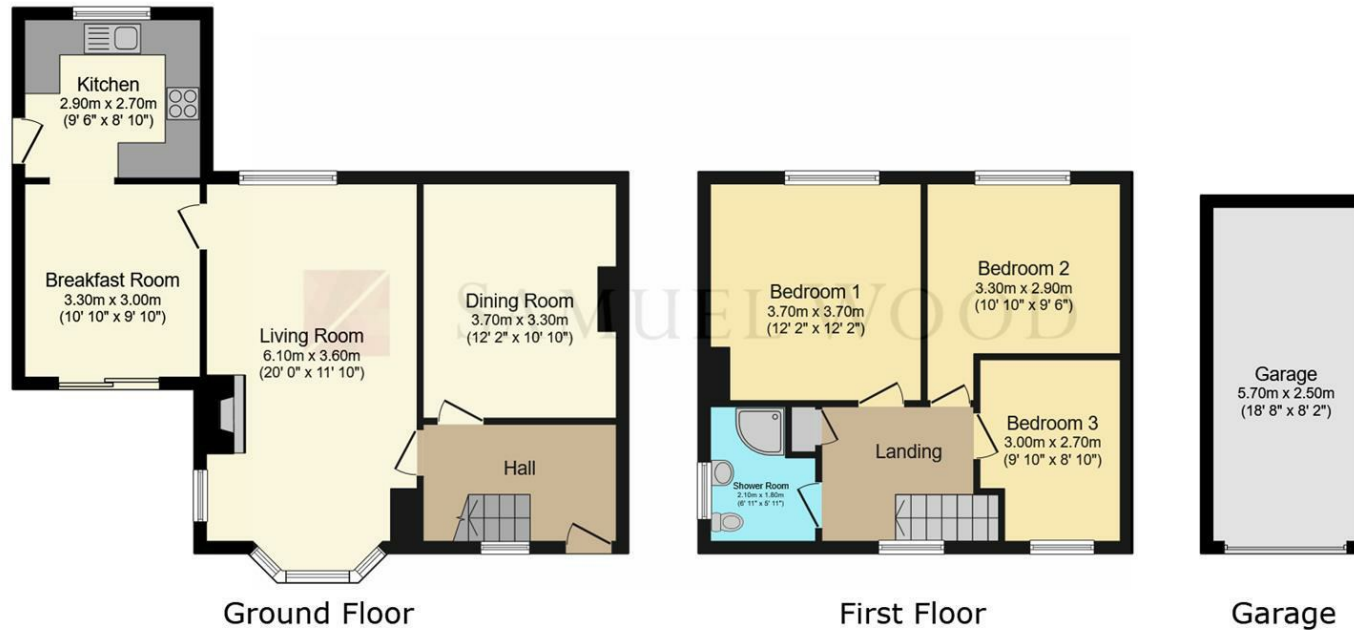
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

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





Floor Plans



Total floor area: 119.1 sq.m. (1,282 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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | shrewsbury@samuelwood.co.uk