



SAMUEL WOOD

17 Woodvine Road, Shrewsbury, Shropshire, SY1 4NR
Offers In The Region Of £320,000



A beautifully presented four-bedroom detached home offering spacious and versatile accommodation, ideally suited to modern family life. The property combines comfortable living spaces with stylish contemporary touches, including a modern kitchen, dining room and generous lounge, creating excellent flexibility for both everyday life and entertaining. Upstairs, four well-proportioned bedrooms include a principal bedroom with en-suite facilities, alongside a modern family bathroom and useful storage. Outside, the driveway provides ample parking and leads to a detached garage, while the landscaped rear garden offers a lawn, paved patio and established borders. Conveniently positioned for nearby retail parks and the bypass, the property offers an appealing balance of comfort, practicality and accessibility.

- Four Bedroom Detached Family Home
- Spacious & Well-Presented Accommodation
- Modern Kitchen & Dining Room with French Doors
- Principal Bedroom with En-Suite
- Bright Lounge with Garden Access
- Driveway & Detached Garage
- Attractive Landscaped Rear Garden
- Convenient for Retail Parks
- Excellent Access to the Bypass
- EPC Rating C

The welcoming entrance hall leads into a spacious lounge, providing a comfortable and versatile reception room for relaxing. To the rear of the property is a separate dining room, offering an ideal space for family meals and entertaining, with French doors opening directly onto the garden. The modern kitchen provides a practical and well-equipped space for everyday cooking. A convenient cloakroom/WC completes the ground floor.

The first floor provides four well-proportioned bedrooms, making this an excellent home for families. The principal bedroom benefits from an en-suite shower room and built-in wardrobe, while the remaining bedrooms provide flexible accommodation. A modern family bathroom and useful storage to the landing complete the upper floor. The floor plan confirms the accommodation is arranged across the ground and first floors.

The property is approached via a driveway providing parking and access to the detached garage. To the rear is an attractively landscaped garden, featuring a well-maintained lawn, paved patio and established flower and shrub borders, creating a pleasant and private outdoor space for relaxing or entertaining. The property is also conveniently located for nearby retail parks and the bypass.

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

Broadband Speed: Basic 16 Mbps, Superfast 18 Mbps & Ultrafast 2300 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

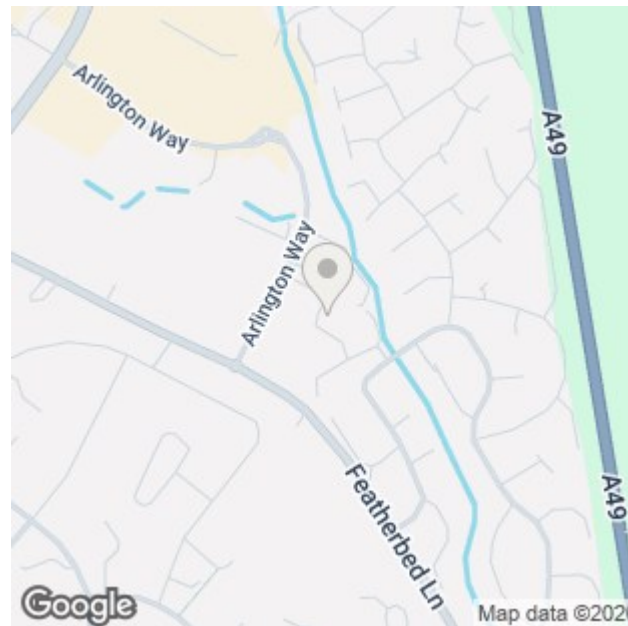
Council Tax Band: D

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

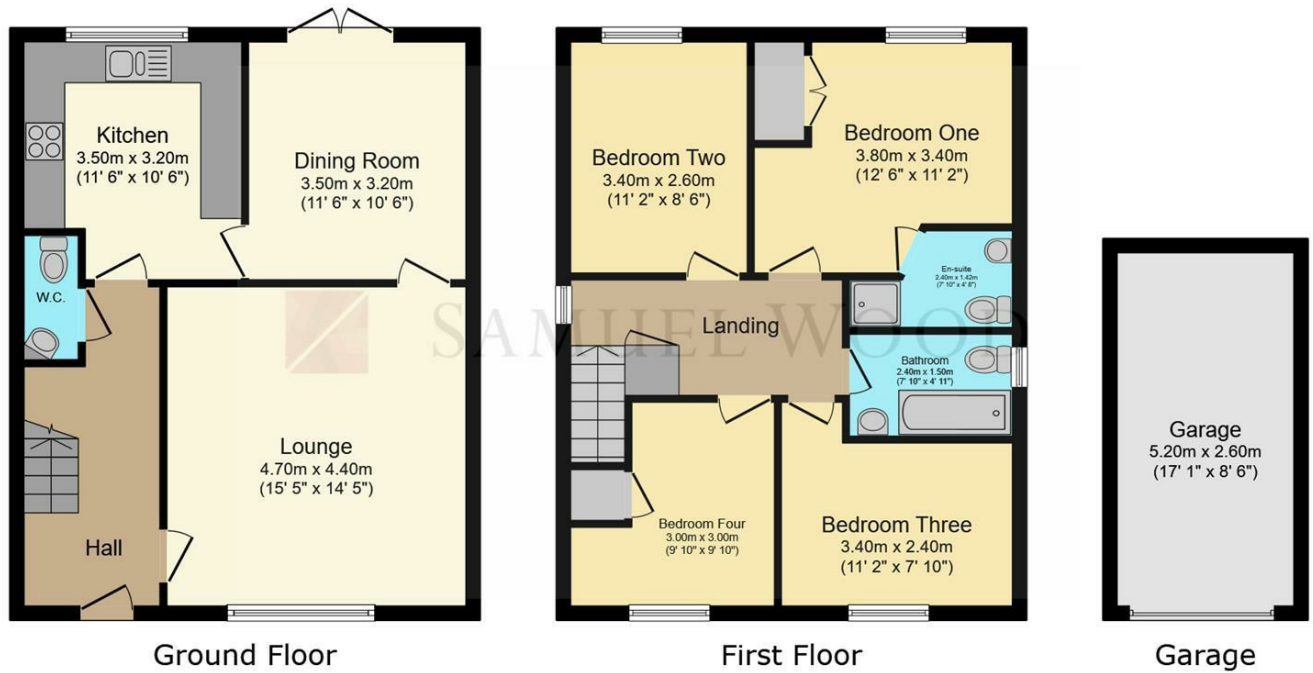
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

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: 121.4 sq.m. (1,307 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

www.samuelwood.co.uk

propertymark

MAYFAIR
OFFICE.CO.UK

rightmove

onTheMarket.com

f t i