



SAMUEL WOOD

27 Sutton Road, Shrewsbury, Shropshire, SY2 6DL
Offers In The Region Of £750,000



27 Sutton Road

Shrewsbury, Shropshire, SY2 6DL



- 1930s Detached Home in a prime location
- Spacious Living Room with wood burner
- Master En-Suite & Versatile Bedroom
- Large Driveway, Carport & Garage
- Close to Shrewsbury & Top Schools
- Elegant & Modern with original features
- Extended Kitchen & Breakfast Room
- Attic Bedroom for Extra Space
- Beautiful Traditional Rear Garden with Summerhouse
- EPC Rating D

An Exceptional 1930s Detached Home in a Sought-After Residential Area. Nestled within a highly sought-after residential location, this substantial and impressively improved detached home offers a rare opportunity to acquire a property of distinction. Originally built in the mid-1930s, this handsome home exudes timeless character while benefiting from thoughtful enhancements, making it a perfect blend of classic elegance and modern comfort. Families will appreciate the home's position within highly respected school catchment areas, while commuters will benefit from excellent transport links, with easy access to the ring road and the M54 motorway network, connecting seamlessly to the wider West Midlands and beyond. Early viewing is highly recommended.

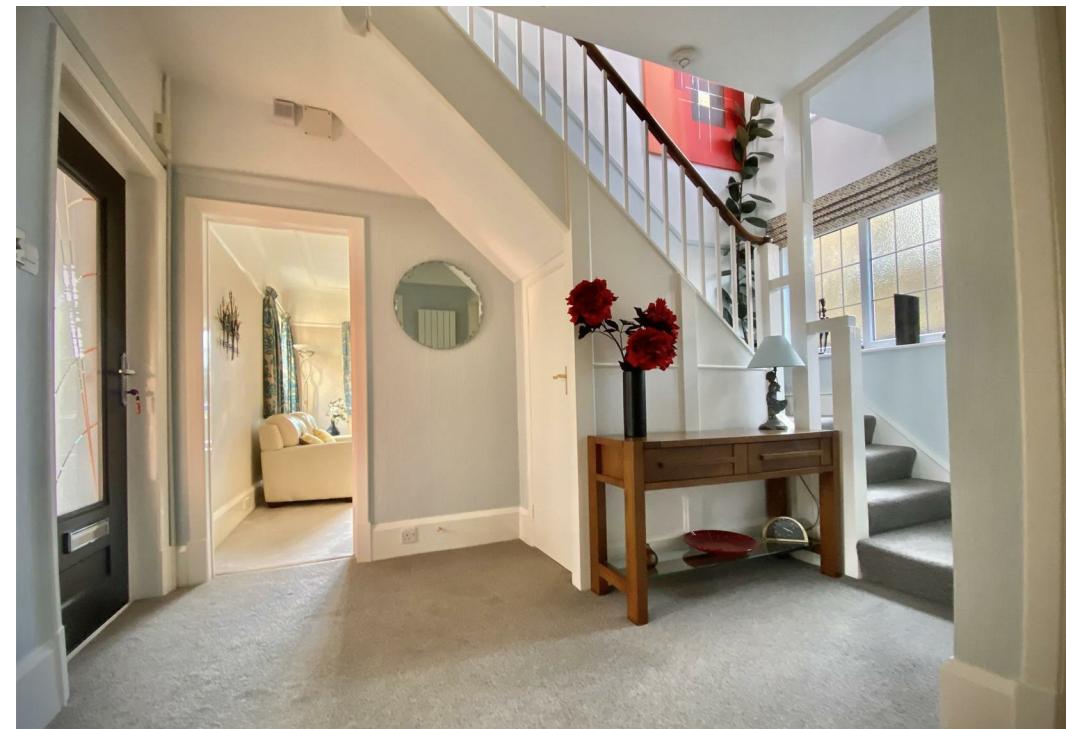
A Walk-Through of This Exceptional Home - Upon entering, you are welcomed into a spacious reception hall, setting the tone for the elegant proportions and period features found throughout. The bay-fronted living room is a standout space, retaining its original ceiling panelling and enhanced by a charming wood burner, creating a warm and inviting atmosphere. A separate dining room provides an ideal setting for entertaining, seamlessly connecting to the property's extended kitchen, which is further complemented by an adjacent breakfast room, a perfect space for casual dining, morning coffee or relaxed family gatherings.

Upstairs, the master bedroom benefits from its own en-suite shower room, while the additional well-proportioned bedrooms are served by a family bathroom. The versatile accommodation allows for flexibility in how the space is used, our clients have thoughtfully designated one bedroom as a dedicated gymnasium and another as a home office, ideal for those needing a professional Zoom room for remote work. A unique paddle staircase extends to a further attic bedroom, offering even more space for guests, hobbies or additional home office potential.

Externally, the property boasts an extensive driveway and frontage, providing ample parking and leading to a carport and garage. The rear garden is a true highlight, offering a wonderful outdoor retreat with space to relax, entertain, and enjoy nature, the garden includes a delightful summerhouse.

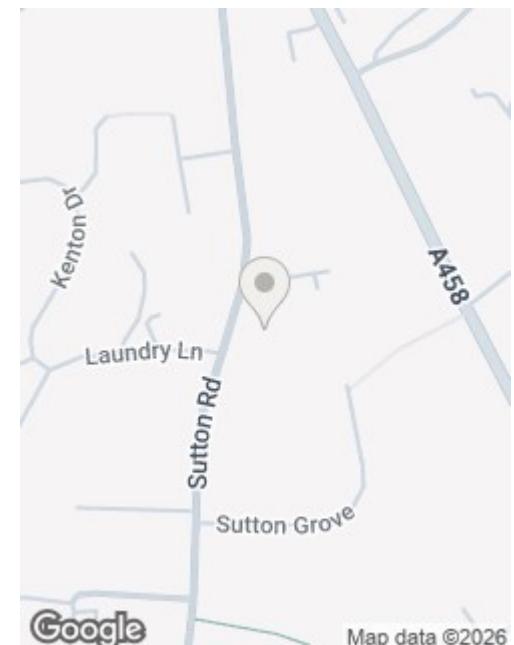
Set within excellent proximity to Shrewsbury town centre, the property enjoys a prime position just a short drive 'or even a reasonable walk' from the historic heart of Shrewsbury. Here, you'll find an array of extensive shops, award-winning restaurants, charming cafés, and vibrant cultural attractions. The iconic Lord Hill's Column, Abbey Foregate and the famous Shrewsbury Abbey are all close by, adding to the area's rich historical appeal.







Directions



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

Broadband Speed: Basic 8 Mbps, Superfast 80 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: E

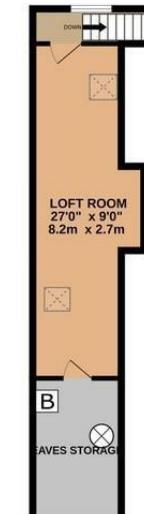
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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



TOTAL FLOOR AREA: 198.2 sq.m. (185.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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