



SAMUEL WOOD

28 Preston Street, Shrewsbury, Shropshire, SY2 5NY

Asking Price £510,000



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- Fully Renovated Family Home
- Three/Four Flexible Bedrooms
- Skylight and Bi-Fold Doors
- Superb Garden Room Extension
- Driveway and Garage Parking
- Sought-After East Shrewsbury Location
- Stunning Open-Plan Kitchen Diner
- Ground Floor Shower Room
- Insulated Outdoor Studio with Power
- EPC Rating tbc

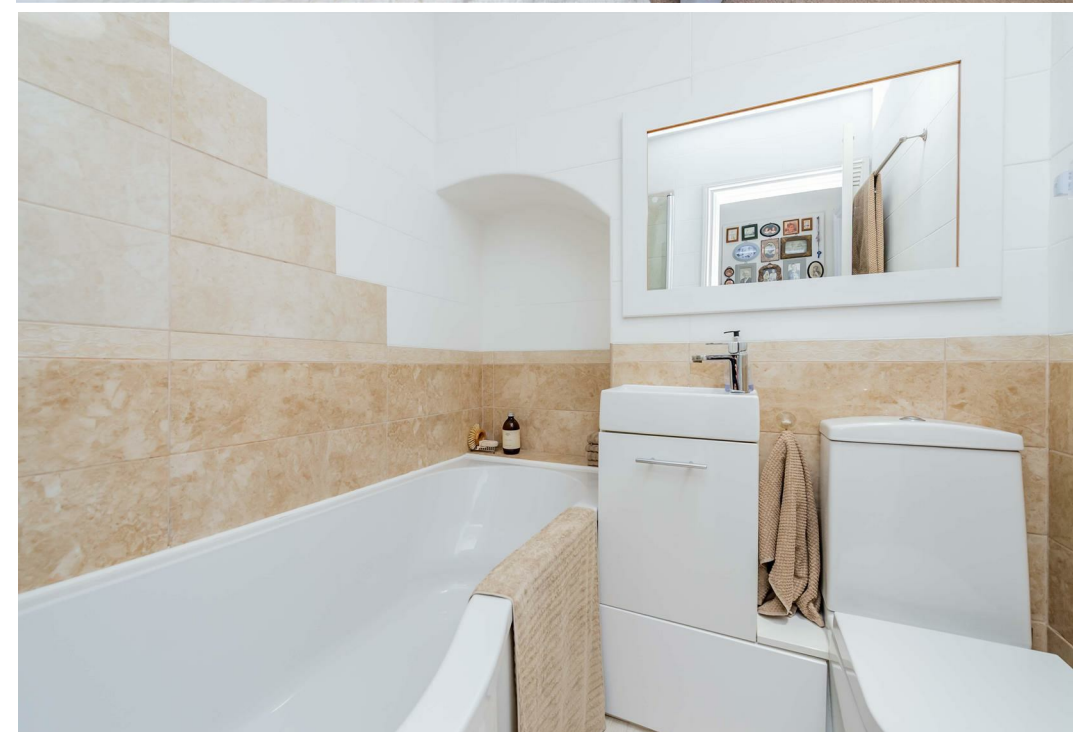
Beautifully renovated throughout and thoughtfully extended, this impressive three/four-bedroom family home offers stylish, versatile living in one of Shrewsbury's most desirable eastern locations. Designed to suit modern lifestyles, the property features a stunning open-plan kitchen and dining space with skylight and direct access to the garden via bi-fold doors, creating a bright and sociable hub of the home. A cosy living room provides the perfect retreat, while a ground-floor bedroom and shower room offer flexibility for guests, home working or multi-generational living. Outside, the beautifully landscaped cottage garden is complemented by a superb garden room and a separate insulated studio with power, ideal for a home office, gym or creative space. Conveniently located close to amenities, excellent road links and highly regarded schools including Prestfelde Preparatory School, this is a superb family home in a sought-after setting.

The accommodation opens into a welcoming entrance area leading to a cosy and inviting living room. The heart of the home is the high-specification open-plan kitchen and dining room, enhanced by a skylight that floods the space with natural light flowing seamlessly into the newly added garden room with bi-fold doors opening onto the garden. A versatile additional reception room or fourth bedroom provides flexible living options, complemented by a contemporary ground-floor shower room.

To the first floor are three well-proportioned bedrooms served by a family bathroom. The layout is ideally suited to family life, offering comfortable and practical accommodation with pleasant outlooks and ample natural light throughout.

The property benefits from a beautifully maintained garden, thoughtfully designed for both relaxation and entertaining also boast an abundance of shrubs and fruit trees. A superb recently constructed insulated studio with ample glass giving full visual access of the garden with power supply offers excellent potential as a home office, gym or hobby space. A driveway provides parking for two vehicles, in addition to the integral garage.







Directions

What3words: ///abode.zips.unrealistic

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

Broadband Speed: Basic 13 Mbps, Superfast 68 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.

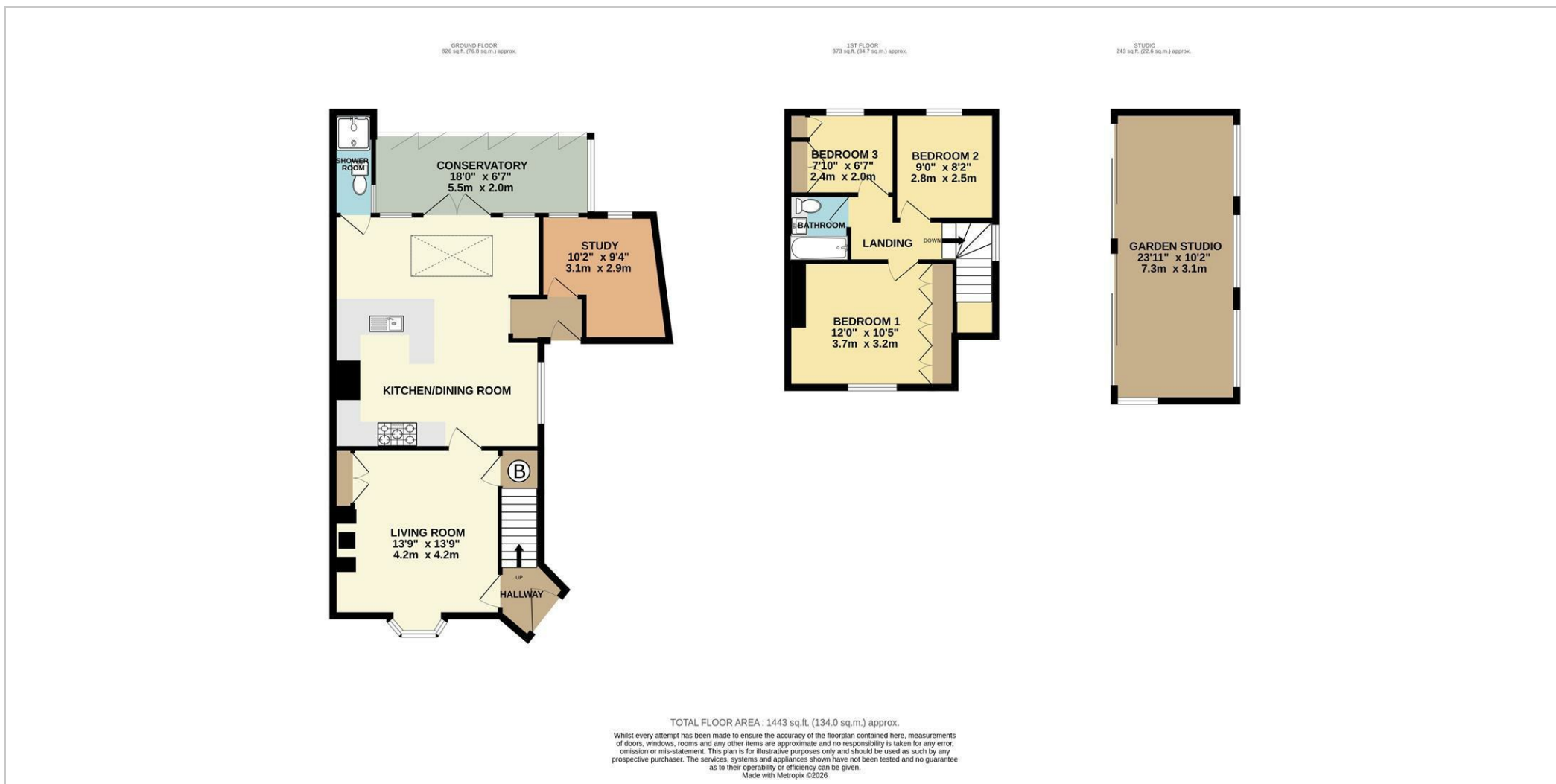
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler,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



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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