



SAMUEL WOOD

4 Goldcrest Drive, Shrewsbury, Shropshire, SY1 4TP
Offers In The Region Of £325,000



4 Goldcrest Drive

Shrewsbury, Shropshire, SY1 4TP



- Extended Four-Bedroom Family Home
- Pleasant Open Front Aspect
- Large Main Living Room
- Contemporary Fitted Kitchen
- Attractive Enclosed Rear Garden
- Favoured Cul-De-Sac Location
- Accommodation Approx. XX Sq Ft (TBC)
- Impressive Day Room Extension
- En-Suite To Principal Bedroom
- EPC Rating C

Situated within one of Shrewsbury's most popular residential areas, this impressive and extended four-bedroom end-of-row family home occupies a favoured cul-de-sac position and offers far more than first impressions might suggest. Enjoying pleasant open aspects to the front and an attractive enclosed garden to the rear, the property combines comfort, practicality and style in equal measure. The well-balanced accommodation extends to approximately 1190 sq ft. and has been thoughtfully improved to suit modern family living, entertaining and home working. Flowing exceptionally well throughout, the layout provides generous and flexible living space, complemented by contemporary finishes and excellent natural light. A smartly presented home in a sought-after setting, early inspection is strongly recommended to appreciate all that is on offer.

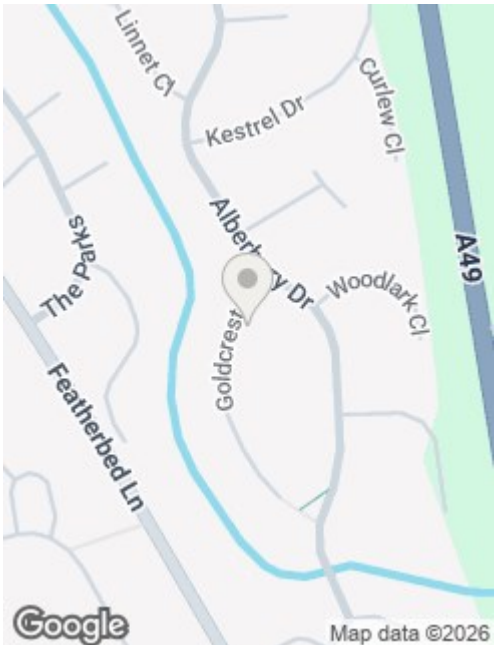
The property is entered via a welcoming reception lobby which leads through to a generous main living room, an inviting space ideal for everyday relaxation. Double inter-communicating doors open into the impressive day room, creating a seamless connection between reception areas and offering excellent flexibility for family life and entertaining. Adjacent is a contemporary fitted kitchen, attractively appointed with ample storage, worktop space and modern finishes. A rear lobby provides access to the ground floor WC, an integral garage and a useful utility area.

The first floor is arranged around a spacious central landing and offers a well-balanced layout ideal for family living. The principal bedroom benefits from its own en-suite shower room, while three further well-proportioned bedrooms are served by a modern family bathroom. All rooms enjoy good natural light and provide versatile accommodation suitable for bedrooms, home working or guest use.

To the front, the property enjoys a pleasant cul-de-sac position with open visual aspects, enhancing both outlook and natural light. To the rear lies an attractive enclosed garden, offering a good degree of privacy and providing an ideal space for children, pets and outdoor entertaining.







Directions

What3words: ///post.speech.visa

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

Broadband Speed: Basic 14 Mbps, Superfast 52 Mbps & Ultrafast 1000 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: C

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.

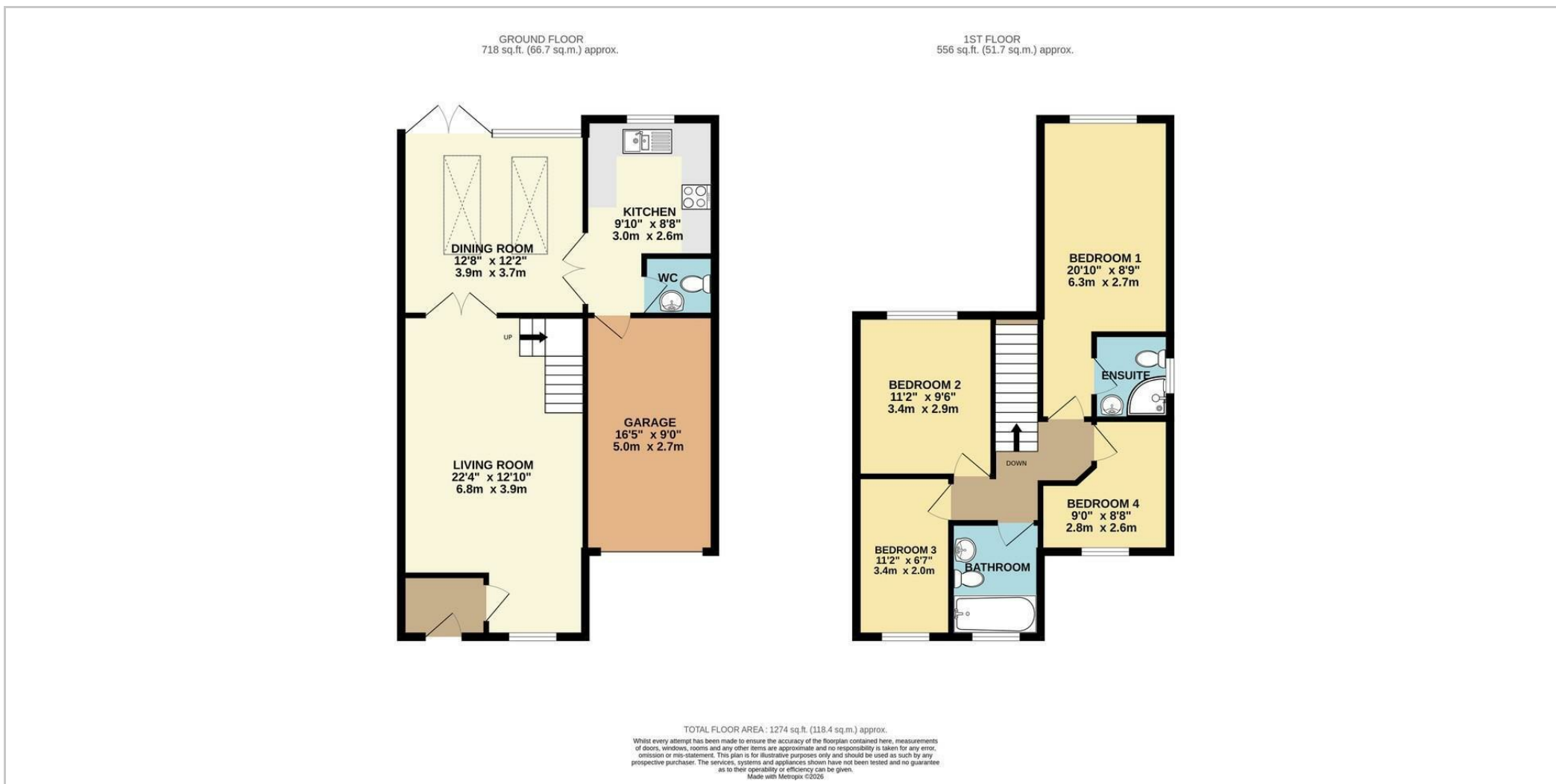
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler,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