



SAMUEL WOOD

38 Kingston Drive, Shrewsbury, Shropshire, SY2 6SJ
Offers In The Region Of £465,000



38 Kingston Drive

Shrewsbury, Shropshire, SY2 6SJ



- Beautifully Presented Four Bedroom Family Home
- Spacious Conservatory With Insulated Solid Roof
- Principal Bedroom With Stylish En Suite
- Smart Remote-Controlled Heating Throughout
- Generous Driveway Parking For Four Vehicles & EV Point
- Stunning Reconfigured Open Plan Kitchen Diner
- Dedicated Ground Floor Home Office Space
- Attractive Landscaped Garden With New Turf
- Excellent Location Near Schools And Amenities
- EPC Rating C

Situated in a sought-after residential neighbourhood, this beautifully improved four-bedroom family home offers spacious, modern living within easy reach of excellent local amenities. A selection of well-regarded schools, everyday conveniences and the popular Mereside Park are all just a short walk away, making it an ideal choice for families. The property also benefits from excellent transport links, with the bypass only minutes away, providing easy access to surrounding areas. A retail park is close by and the town centre can be reached in approximately ten minutes. Thoughtfully updated throughout, the home combines contemporary open-plan living with practical family-friendly spaces, creating a superb lifestyle opportunity for buyers seeking a move-in-ready property in a highly convenient location.

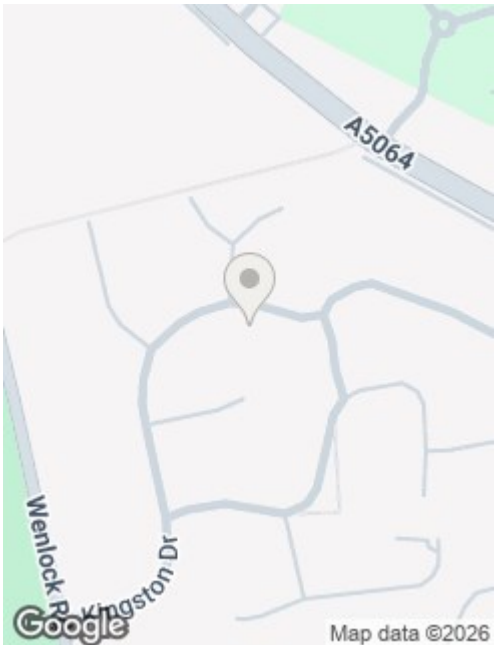
The accommodation has been extensively enhanced by the current owners and centres around a stunning reconfigured open-plan kitchen and dining area, creating the perfect space for family life and entertaining. The living room features a charming log-burning stove, with an open flow through to the dining space, providing a warm and inviting atmosphere. A substantial conservatory with a recently installed solid roof offers additional year-round living accommodation, while a dedicated ground-floor office provides an ideal work-from-home solution.

To the first floor are four well proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms. Features include smart remote-controlled heating, modern radiators and a Worcester gas central heating boiler.

Externally, the property continues to impress with a landscaped rear garden featuring newly laid turf, creating an attractive and low-maintenance outdoor space. To the front, a large driveway provides off-road parking for up to four vehicles, while gated side access adds further practicality and security. There is an Octopus smart EV car charger fitted to the property.







Directions

What3words: ///copper.sorters.quite

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

Broadband Speed: Basic 4 Mbps, Superfast 264 Mbps & Ultrafast 1800 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.

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.

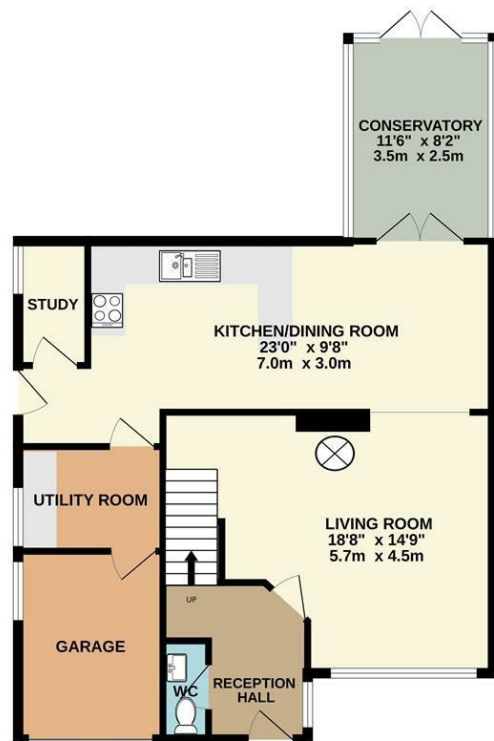
These details are awaiting final approval and may be subject to some changes.



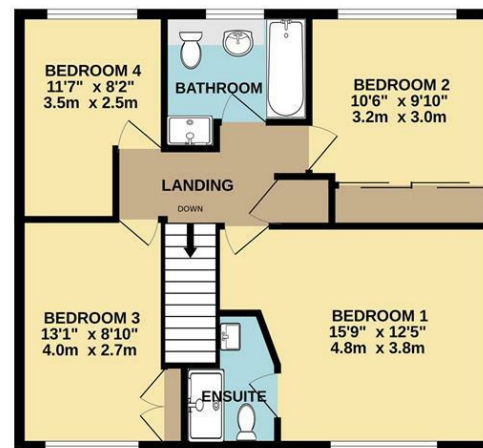


Floor Plans

GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 1467 sq.ft. (136.3 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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