



SAMUEL WOOD

8 Dickens Place, Shrewsbury, Shropshire, SY3 8ZB

Asking Price £450,000



8 Dickens Place

Shrewsbury, Shropshire, SY3 8ZB



- Beautifully Presented Extended Family Home
- Four Well Proportioned Bedrooms
- High Specification Kitchen
- Landscaped Easy to Maintain Garden
- Gas Central Heating & Double Glazing
- Spacious Living Room with Log Burner
- Family Bathroom & En-Suite to Master
- Conservatory & Outdoor Office
- Four Car Driveway & Double Garage
- EPC Rating B

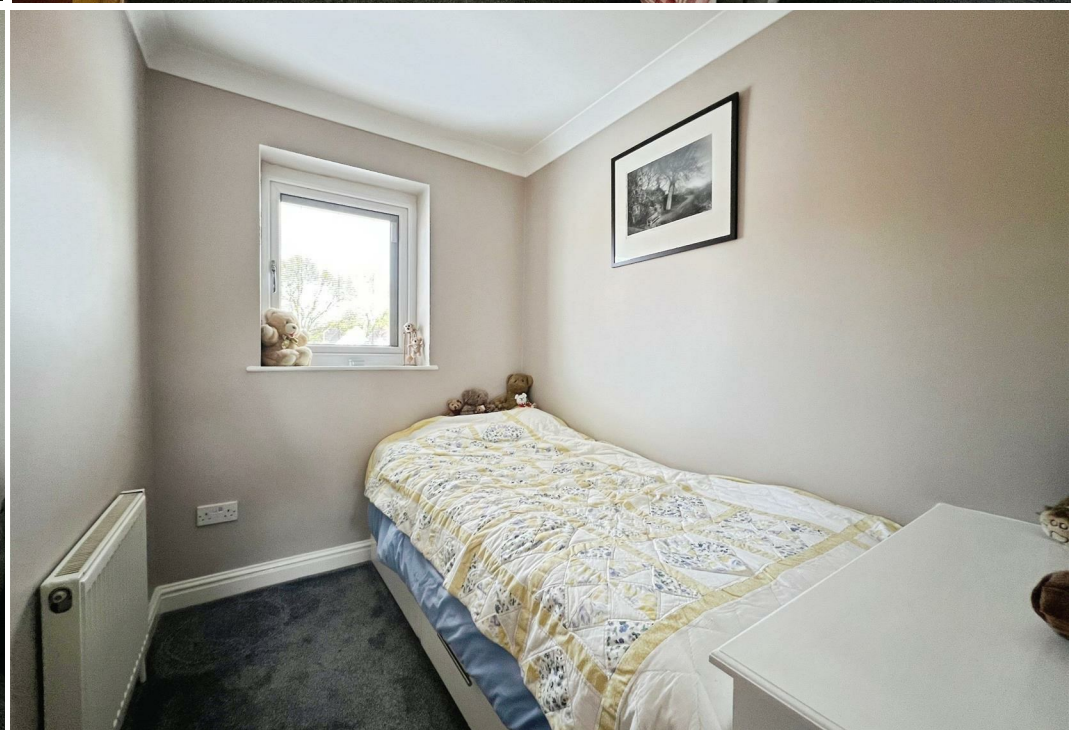
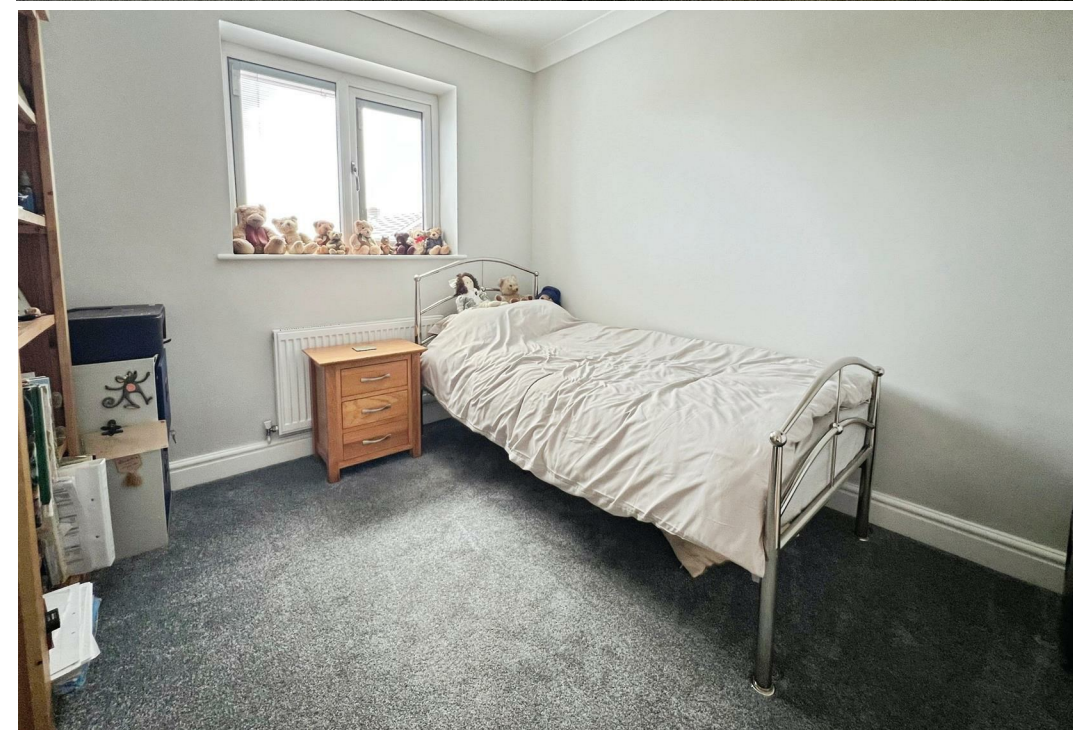
Samuel Wood is delighted to offer for sale this beautifully presented family home on Dickens Place, Copthorne, Shrewsbury. The subject of renovation and extension this unique property boasts spacious contemporary living comprised within a well designed layout all complemented by a landscaped garden, outdoor office, double garage and four vehicle driveway. Situated in the highly sought after Copthorne area on a quiet cul-de-sac close to excellent amenities such as shops, pubs, the hospital, great school catchment, within walking distance of the town centre and practical road links. Viewing is highly recommended by the selling agent.

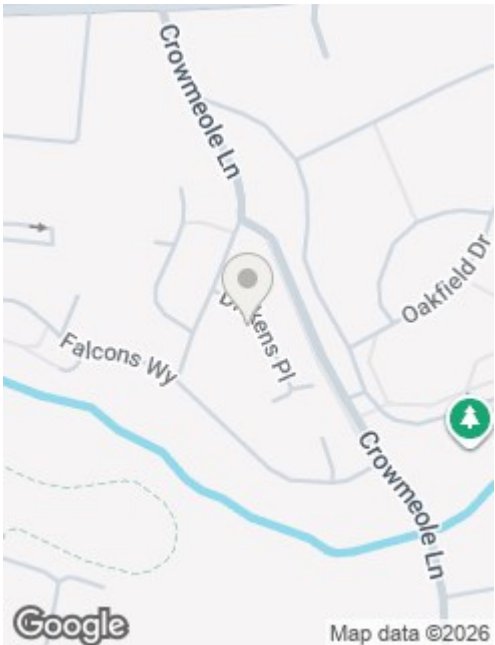
The ground floor of this beautifully renovated and extended property is designed for both comfort and practicality. An entrance porch welcomes you into a spacious living room, complete with a characterful log burner that creates a warm focal point. From here, the home flows into a high-specification modern kitchen, thoughtfully designed for contemporary living. The kitchen opens into an excellent conservatory featuring a solid roof and radiator, making it a true year-round living space. This area connects to a rear hallway with double doors opening onto the garden, while also providing convenient access to the front driveway and the integral double garage.

Upstairs, the first floor offers four well-proportioned bedrooms, ideal for family living or flexible use such as a home office or guest accommodation. The principal bedroom benefits from a stylish, modern en-suite shower room, while the remaining bedrooms are served by a recently installed family bathroom finished to a high standard. Each room is thoughtfully laid out to maximise space, light, and comfort.

Externally, the property continues to impress with a generous four-car driveway to the front, alongside the integral double garage providing ample parking and storage. The landscaped rear garden offers a private and well-maintained outdoor space, perfect for relaxation or entertaining. A standout feature is the recently constructed outdoor home office, which provides a versatile additional space suitable for remote working, hobbies, or leisure use. The home also benefits from owned solar panels, enhancing energy efficiency and reducing running costs.







Directions

What3words: ///rested.toned.ideal

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

Broadband Speed: Basic 27 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: C

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

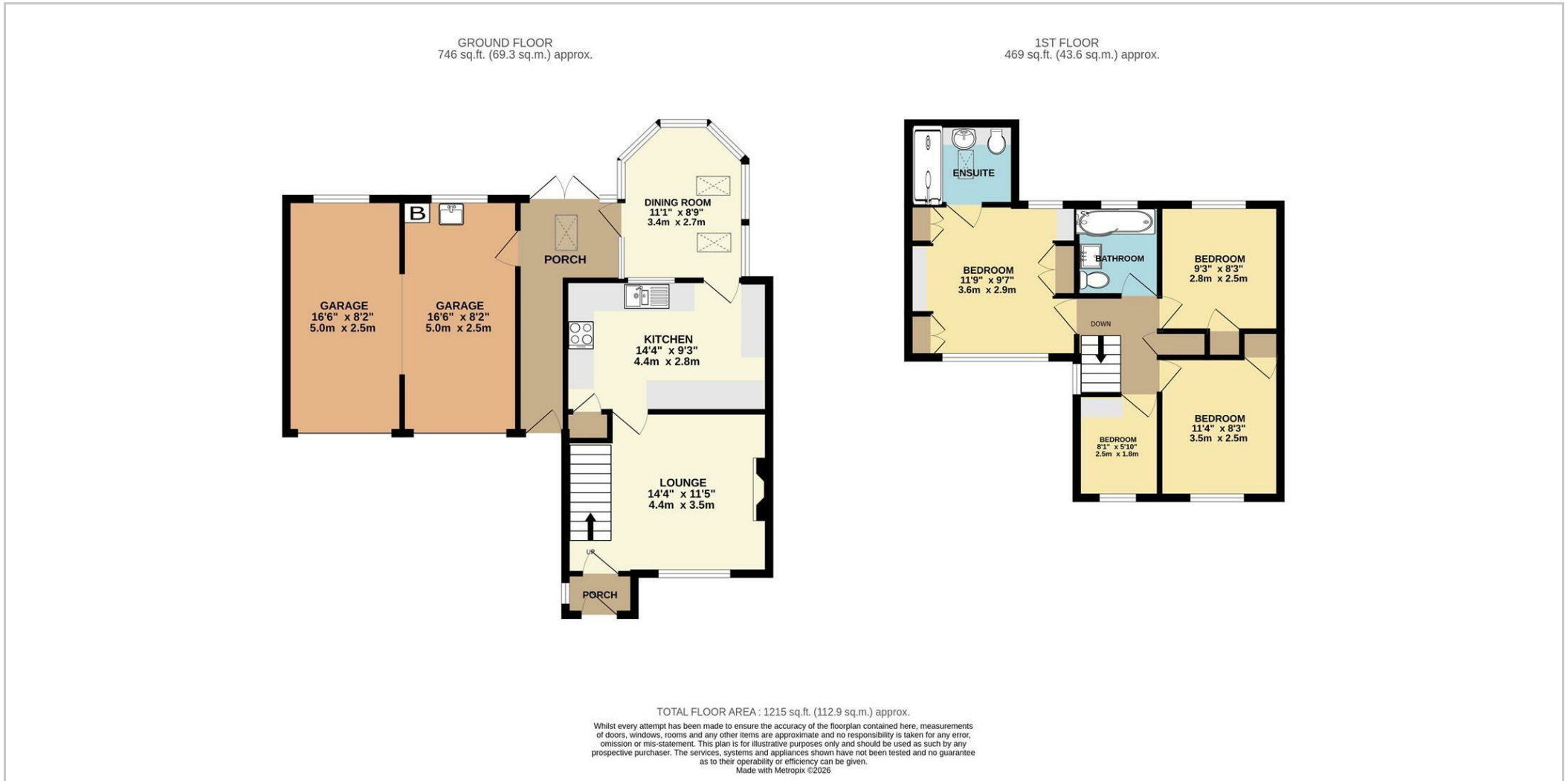
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

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.





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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