SAMUEL WOOD

Pelham Grove, Venus Bank, Cound, Shrewsbury, Shropshire, SY5 6AL

Asking Price £650,000

P.D.
James

Pelham Grove, Venus Bank

Cound, Shrewsbury, Shropshire, SY5 6AL

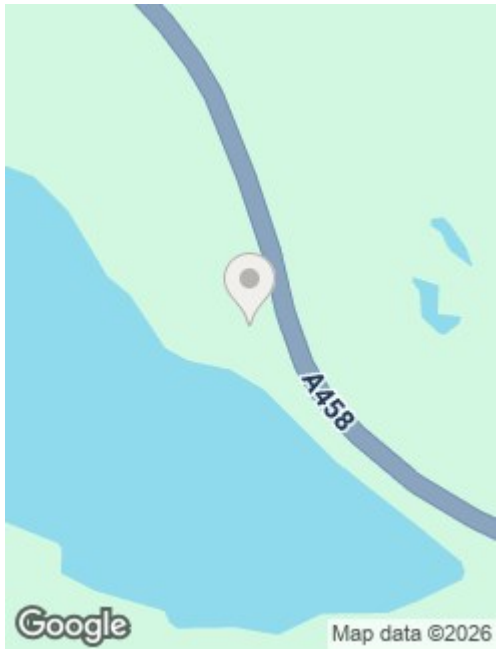
3 2 4 E

- Beautifully Presented Period Home
- Four Versatile Reception Rooms
- Principal Bedroom With En-Suite
- Stunning Landscaped Gardens
- Easy Access To Shrewsbury
- Generous 0.42 Acre Plot
- Three Spacious Double Bedrooms
- Cottage Style Kitchen
- Sought-After Semi-Rural Location
- EPC Rating E

Set within a generous 0.42 acre plot along the A458, this beautifully presented period home offers an exceptional blend of character, space and lifestyle appeal, just 7 miles south of Shrewsbury. Surrounded by meticulously landscaped gardens, the property provides a sense of privacy and tranquillity while remaining conveniently positioned for access to the county town's renowned amenities, schooling and dining. The home is ideally suited to buyers seeking a balance of rural charm and connectivity, with versatile living spaces and elegant proportions throughout. Whether enjoying quiet family life or entertaining guests, this property delivers a rare opportunity to acquire a substantial and thoughtfully arranged home in an accessible yet peaceful setting. Viewing of Pelham Grove is highly recommended by the selling agent.

The property reveals a superb level of internal accommodation, with four well-proportioned reception rooms offering flexibility for both formal and informal living. A welcoming reception hall leads through to a drawing room, sitting room, dining room and a versatile library/family room, each enjoying attractive outlooks and an abundance of natural light. The cottage-style kitchen forms the heart of the home, complemented by a separate utility room and cloakroom, ensuring both practicality and charm.

Upstairs, three generously sized bedrooms are arranged around a central landing, including a principal bedroom with en-suite facilities, alongside a well-appointed family bathroom. Externally, the beautifully maintained gardens extend to approximately 0.42 acres, offering a superb outdoor environment with mature planting and open spaces ideal for relaxation or entertaining. A detached double garage and driveway with new gates provide ample parking and additional storage.



Directions

What3words: ///readjust.beep.approve

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

Broadband Speed: Basic 8Mbps
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: F

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

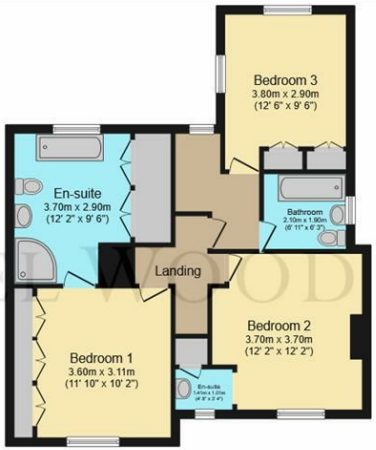
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

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

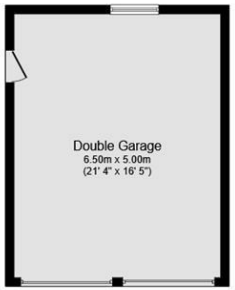
Ground Floor

Floor area 106.2 sq.m. (1,143 sq.ft.)



First Floor

Floor area 68.9 sq.m. (742 sq.ft.)



Garage

Floor area 32.9 sq.m.
(354 sq.ft.)

Total floor area: 175.8 sq.m. (1892 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.