SAMUEL WOOD

11 Hendrick Crescent, Sovereign Park, Shrewsbury, Shropshire, SY2 6JF

Offers Over £274,000

WOODS
LAD

11 Hendrick Crescent

Sovereign Park, Shrewsbury, Shropshire, SY2 6JF

3 2 1 B

- Stylish three bedroom modern home
- Sought after Sovereign Park location
- Dining kitchen with garden access
- Three bedrooms, en-suite & stylish bathroom
- Nearby amenities & excellent road links
- Tucked away position with two parking spaces
- Spacious living/dining room
- Guest WC off the entrance hall
- Private, enclosed rear garden
- EPC Rating B

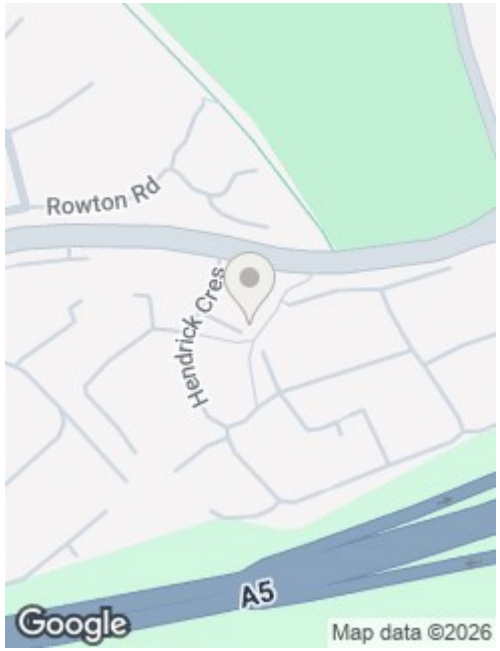
Perfectly placed on the ever-popular Sovereign Park development, this superbly presented three-bedroom modern family home offers style, space and convenience in equal measure. Set back with the advantage of two private parking spaces, this attractive property enjoys a particularly favourable position, quietly tucked away yet brilliantly connected for swift access to Shrewsbury, Telford and the wider Midlands network. Whether you're upsizing, downsizing or investing in your first home, this property represents an opportunity in a well regarded residential community. Viewing is recommended by the selling agent.

Step inside and you are welcomed by the reception hall with a guest WC. The heart of the home is the generous living/dining room, a welcoming space to relax or entertain, bright and airy with dual aspect windows. The separate breakfast kitchen is well appointed with contemporary gloss units, integrated appliance and with doors leading into the rear garden.

Upstairs, you'll find three good sized bedrooms, perfect for families, professionals or those needing space to work from home. The main bedrooms has a stylish en-suite shower room and a smart family bathroom completes the first floor layout.

To the rear, the enclosed private garden offers a secure and manageable outside area providing a sense of privacy here, with fencing and walling giving a peaceful, suburban feel and a raised decking area for outdoor socialising.

Additional benefits of this property include gas fired central heating, double glazing throughout and that all important modern energy efficiency you would expect in a home of this calibre.



Directions

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

Broadband Speed: Basic 2 Mbps, Superfast 30 Mbps & Ultrafast 2,300 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: No risk.

Tenure: We understand the tenure is Freehold.

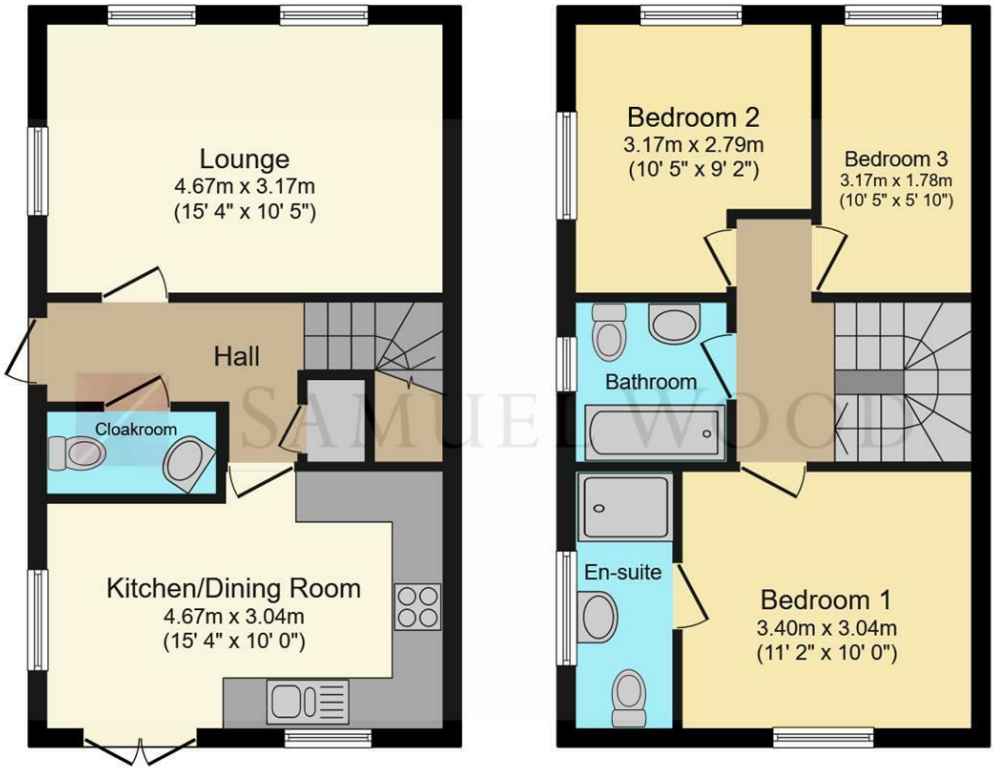
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: tbc

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.

Floor Plans



Ground Floor
Floor area 38.6 sq.m. (416 sq.ft.)

First Floor
Floor area 38.7 sq.m. (417 sq.ft.)

Total floor area: 77.3 sq.m. (833 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.