



SAMUEL WOOD

Birch House, 1a Featherbed Lane, Shrewsbury, Shropshire, SY1 4NN

Offers Over £375,000



Birch House, 1a Featherbed Lane

Shrewsbury, Shropshire, SY1 4NN



- Modern Three Bedroom Detached Family Home
- Accommodation over Three Spacious Floors
- Landscaped Gardens - Front and Rear
- Versatile Layout with Flexible Spaces
- Desirable and Well Connected Location
- Built by current owners in 2016
- Open Plan Kitchen with Bi-fold Doors
- Stylish Outdoor Bar for Entertaining
- Ample Private Driveway Parking
- NO UPWARD CHAIN - EPC Rating B

Being sold with NO UPWARD CHAIN, Birch House is a modern and beautifully finished three-bedroom detached home, thoughtfully designed by the current owners just nine years ago. Set across three floors, it offers flexible living with stylish interiors and a spacious open-plan kitchen/dining area opening onto a landscaped rear garden - ideal for entertaining. The property sits on a generous plot with private front and rear gardens, a striking outdoor bar and ample driveway parking. Located in a sought-after area, Birch House combines contemporary design with versatile space, perfect for modern family living. Catchment area for Thomas Adams School, Wem - with a bus transfer.

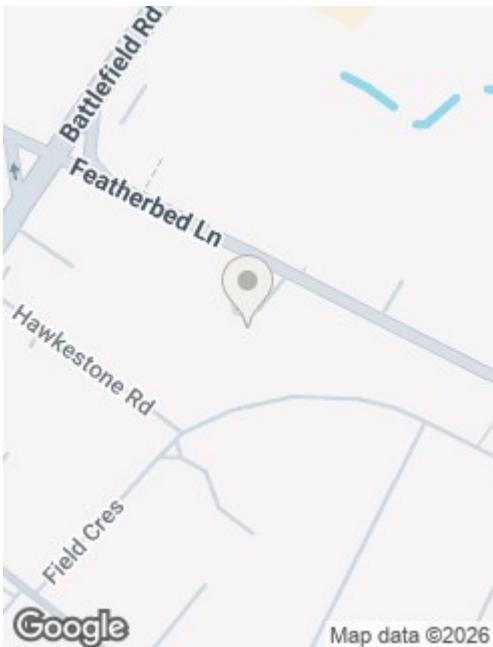
Enter via the welcoming entrance hall with convenient cloakroom on the ground floor. The main living room features a striking fireplace, while the high-spec open-plan kitchen and dining area offers modern fittings and bifold doors opening onto the rear garden, perfect for indoor-outdoor living. Two additional reception rooms on this level are currently configured as a home salon and gym, offering excellent flexibility for various lifestyle needs.

The first floor hosts two well-proportioned double bedrooms, both benefiting from en-suite shower/bathrooms and built-in storage. The top floor is dedicated to the spacious master bedroom and luxurious bathroom which features a large walk-in shower and high-end finishes, this floor offers privacy and a comfortable retreat from the rest of the home. The multi-level layout of Birch House ensures a practical separation of living and sleeping areas, enhancing both functionality and privacy for family life.

Externally, the property is set on a generous plot with beautifully landscaped gardens to both the front and rear, creating an attractive and private outdoor space. A standout feature is the stylish outdoor bar, ideal for entertaining in the warmer months. The property also benefits from a multi-vehicle driveway, which is owned by the vendor, with a right of way granted to neighbours, offering both practicality and ease of access. Birch House is a rare opportunity to acquire a modern, well-appointed home in a desirable location.







Directions

What3words: ///cycle.takes.dawn

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

Broadband Speed: Basic 17 Mbps & Superfast 80 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.

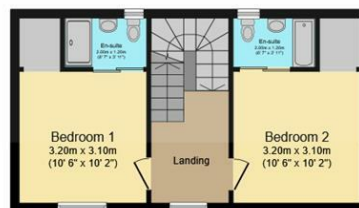
These details are awaiting final approval and may be subject to some changes.



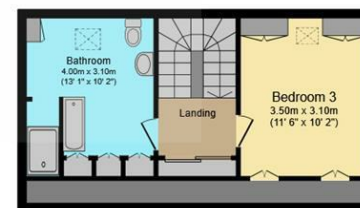




Ground Floor
Floor area 86.7 sq.m. (933 sq.ft.)



First Floor
Floor area 37.3 sq.m. (402 sq.ft.)



Second Floor
Floor area 32.8 sq.m. (353 sq.ft.)

Total floor area: 156.8 sq.m. (1,688 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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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