



SAMUEL WOOD

Brook House, Battlefield Road, Shrewsbury, Shropshire, SY1 4AQ

Offers In The Region Of £800,000



Brook House, Battlefield Road

Shrewsbury, Shropshire, SY1 4AQ



- Spacious Versatile Reception Accommodation
- Five Bedroom Family Home
- Extensive Driveway for Fifteen Cars
- Integrated Hot Tub and Decking
- Electric Gates and Security System
- Impressive Media and Entertaining Space
- Three High Specification En-Suites
- Plot 0.32 Acre with Large Private Rear Garden
- Sixteen Owned Solar Panels
- EPC Rating C

Brook House is an impressive and substantially enhanced family home, offering generous living space, excellent entertaining areas and a wealth of practical features. The property benefits from three high-specification en-suite bedrooms, owned solar panels, a recently renewed roof and modern gas central heating, providing comfort alongside useful energy-saving credentials. Internally, the home combines character and contemporary touches, including feature fireplaces, a media wall and a stylishly arranged kitchen. Outside, the extensive driveway provides parking for around 15 cars, while the large rear garden offers an excellent setting for families and entertaining, with a purpose-built decking area incorporating a hot tub. Security cameras, gated access and an alarm system add reassurance. With versatile additional space suitable for storage, a gym or utility use, this is a home designed for modern family life.

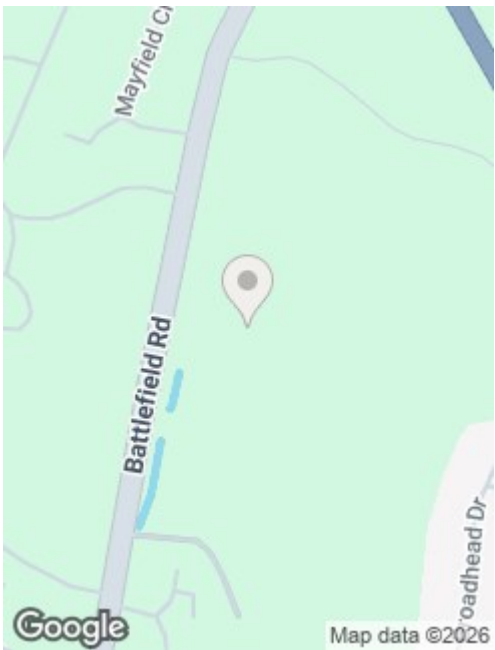
A spacious entrance hallway with new carpeting provides a welcoming introduction to the property and leads into a selection of versatile reception and practical spaces. The living room features a characterful brick fireplace and double doors opening into the dining room, which in turn provides access to an additional rear sitting room. This impressive space benefits from a media wall, double doors opening onto the rear patio and a further door leading directly to the decking area. A snug with new carpet provides a comfortable retreat, while the kitchen is fitted with tiled flooring, integrated oven, hob and dishwasher. The ground floor also includes a shower room and WC, plus useful storage accessed via a side door. The former garage has been converted to create substantial utility, storage and gym space, with a Worcester boiler and additional cooker storage.

The upper floors provide five bedrooms together with a further shower room, offering excellent flexibility for a growing family, guests or home working. Three of the bedrooms benefit from high-specification en-suite facilities, providing a particularly useful degree of privacy and convenience. The generous arrangement of the upper floors complements the spacious feel found throughout the property, while the additional shower room serves the remaining bedrooms.

Brook House occupies a substantial plot, approached via an extensive driveway with electric gates operated by key fob and parking for approximately 15 cars. The large rear garden combines an easy-maintenance Astro lawn with further grassed areas, established trees and a useful storage shed. A particularly appealing feature is the substantial decking area, incorporating an integrated hot tub and providing an excellent space for outdoor entertaining and relaxation. Gated side access, security cameras and a Verisure alarm system further enhance the property. The home also benefits from 16 owned solar panels, adding useful renewable-energy provision.







Directions

What3words: ///ied.strut.sculpture

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

Broadband Speed: Basic 9 Mbps, & Ultrafast 10,000 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: G

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.

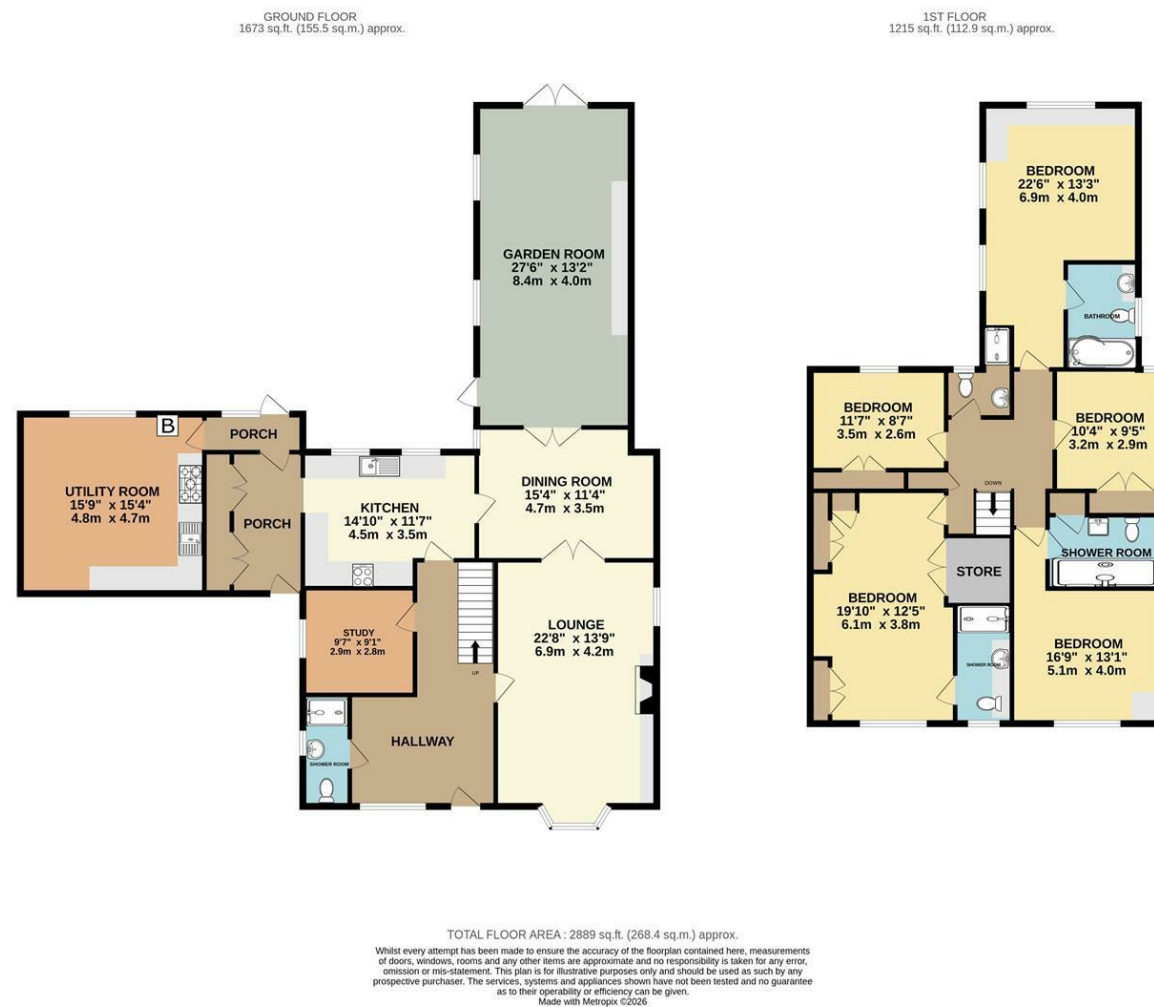
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Please note that some images have had furniture digitally inserted using AI (two bedrooms).





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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | shrewsbury@samuelwood.co.uk