



SAMUEL WOOD

3 Hillside Drive, Belvidere Paddocks, Shrewsbury, Shropshire, SY2 5LW

Offers In The Region Of £475,000



A cherished home in one of Shrewsbury's most established residential locations. Situated on Hillside Drive within the popular Belvidere Paddocks, this property sits on a generous 0.25-acre plot with a private, well tended garden and mature greenery, providing a peaceful and attractive setting. The home represents a rare opportunity to secure a property in a location where houses are seldom available, offering excellent potential for modernisation and personalisation. With a double garage, ample driveway parking and close proximity to riverside scenic walks, transport links, schooling and amenities, this property combines practicality, making it ideal for families or anyone seeking a tranquil yet well-connected lifestyle.

- Cherished Home in Established Residential Area
- Two Spacious, Light-Filled Reception Rooms
- Kitchen & Practical Utility Space
- Four Bedrooms, Master With En-Suite
- Spacious Family Bathroom
- Mature Garden with Views Over The River
- Double Garage with Ample Parking
- Close to Schools, Shops & Transport Links
- Excellent Opportunity for Development Potential
- EPC Rating D

3 Hillside Drive opens into a spacious reception hall, providing a welcoming and light filled introduction. A cloakroom WC adds practical convenience for family and guests. The accommodation includes two generous reception rooms, a kitchen with utility, four bedrooms and a family bathroom, with the master bedroom benefiting from an en-suite. Each room enjoys natural light and thoughtful proportions, allowing flexibility for both family living and entertaining.

The home sits on a 0.25-acre plot with a private rear garden enjoying mature borders and an open aspect. The outdoor space is ideal for families, gardening enthusiasts, or anyone seeking a tranquil green backdrop. A double garage and driveway parking add practical convenience.

Belvidere Paddocks is a desirable edge-of-town area, positioned close to the River Severn and offering direct access to open space and Monkmoor Community Woodland. The Severn Way long distance footpath passes through the site, providing scenic riverside walks upstream into Shrewsbury town centre or downstream towards Attingham Park. The property combines the benefits of a peaceful riverside setting with excellent convenience, being within easy reach of the town centre and popular schools, including Belvidere Primary and Secondary, making it ideal for families seeking both accessibility and a relaxing environment.

Services at the property

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

Broadband Speed: Basic 18 Mbps, Superfast 60 Mbps & Ultrafast 1800 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: F

Mortgage Services

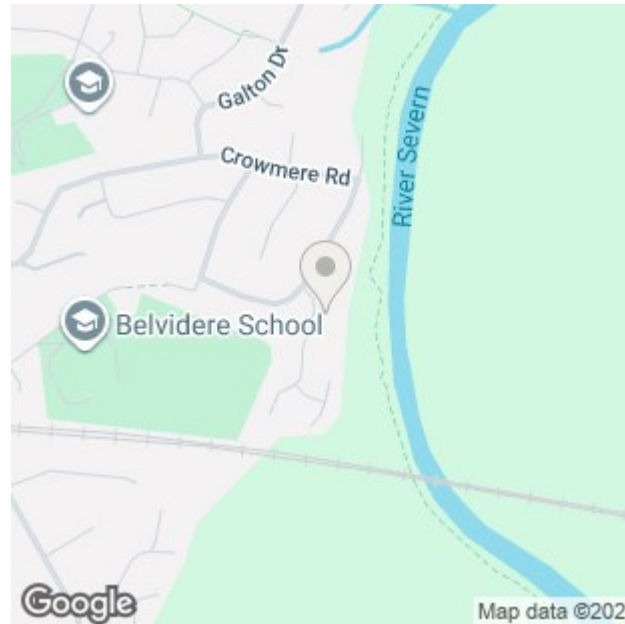
We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Fees

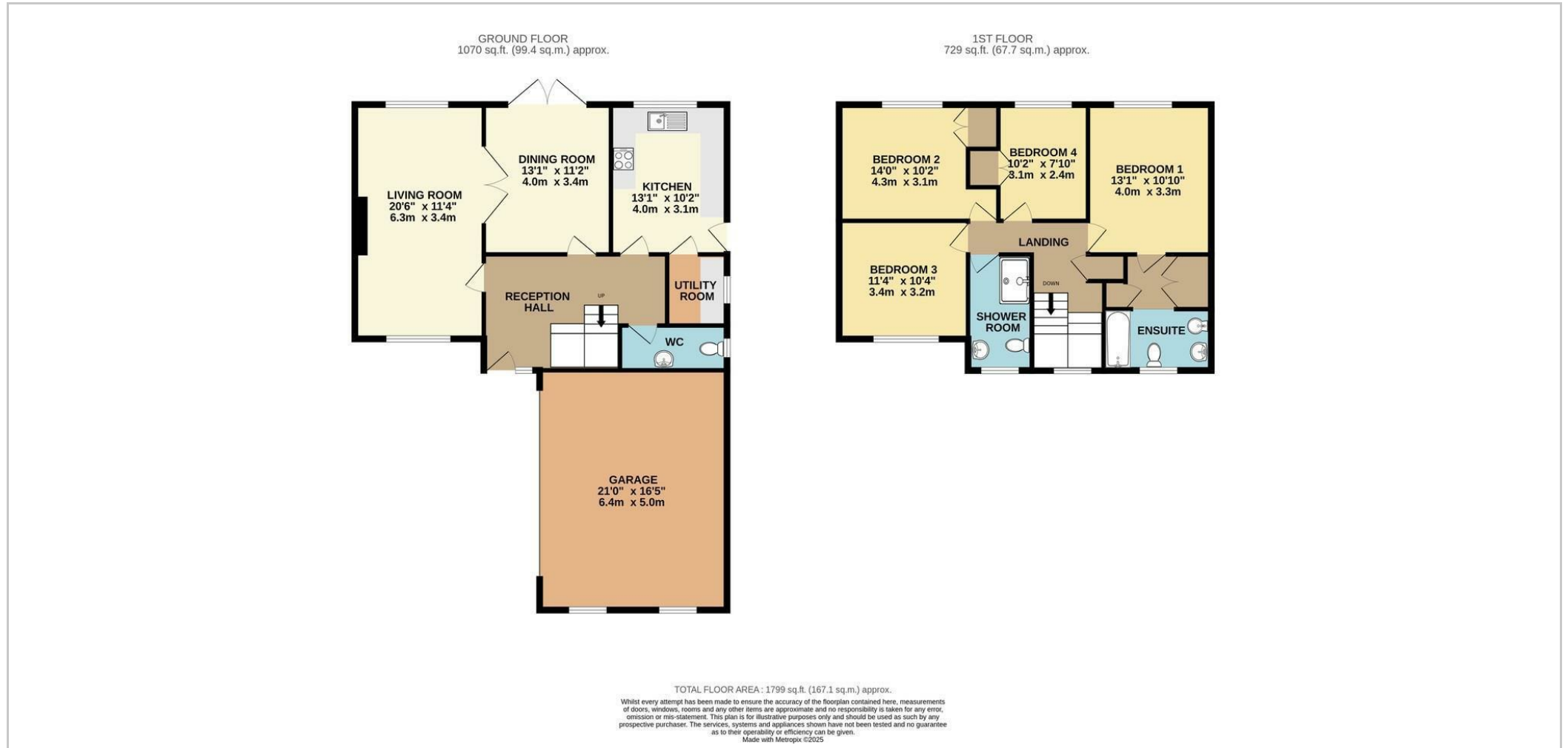
Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

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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