



SAMUEL WOOD

Braeside, Petton Road, Weston Lullingfields, Shrewsbury, SY4 2AE

Offers In The Region Of £450,000



# Braeside, Petton Road

Weston Lullingfields, Shrewsbury, SY4 2AE



- Beautifully Renovated Detached Bungalow
- Stunning Kitchen with Integrated Appliance
- Private Landscaped Rear Garden
- Garage, Carport and Storage
- Move-In Ready High Specification Home
- Three Versatile Double Bedrooms
- Luxury Contemporary Shower Room Suite
- Extensive Driveway Parking
- Peaceful Village with Strong Community
- EPC Rating D

Beautifully renovated throughout to an exceptional standard, this attractive three-bedroom detached bungalow offers stylish, move-in ready accommodation in the peaceful hamlet of Weston Lullingfields. Every aspect of the home has been thoughtfully improved, from the stunning contemporary kitchen with integrated Neff and Siemens appliances to the luxurious shower room, replacement windows, composite front door and beautifully landscaped gardens. The generous driveway, carport and garage provide outstanding parking and storage, while the private rear garden has been designed for effortless outdoor living with a new patio, pergola and mature planting. Weston Lullingfields is renowned for its welcoming community spirit, with a vibrant village hall hosting regular social events for all ages, whilst nearby Baschurch, just three miles away, offers everyday amenities, village pubs and excellent local services. A truly impressive home combining quality, comfort and village lifestyle.

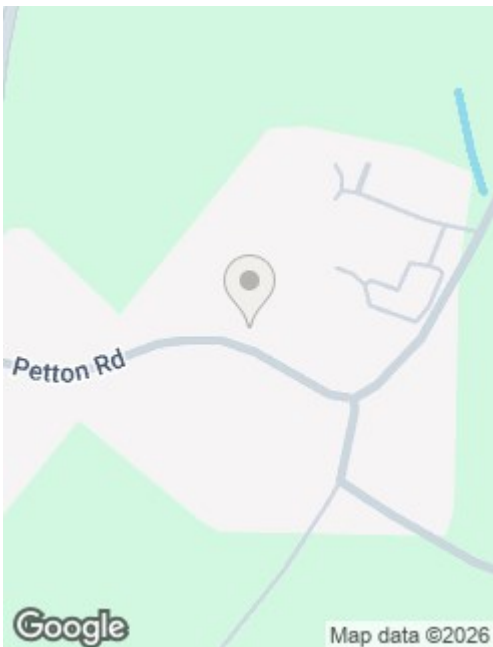
The property is entered via a new composite front door into a welcoming hallway with excellent built-in storage. The spacious lounge provides a warm and inviting living space centred around an attractive fireplace, with French doors opening onto the rear patio and garden. One of the three bedrooms is currently utilised as a dining room, also benefiting from newly installed French doors to the rear, offering flexibility for modern family living. The impressive refitted kitchen features an extensive range of quality units with integrated Neff and Siemens appliances, generous work surfaces and ample storage. Completing the accommodation is a beautifully appointed contemporary shower room with premium fittings, including a state-of-the-art Japanese WC.

The remaining bedrooms are well-proportioned doubles, each offering comfortable accommodation with fitted fly screens and pleasant outlooks. Throughout the home, the current owners have invested significantly in improvements including new carpets, replacement rear windows and extensive storage solutions, creating a property that is both practical and beautifully presented.

Occupying a generous plot, the front of the property enjoys an extensively improved driveway providing parking for up to five vehicles, together with a garage and recently constructed carport with additional storage and a rubber roof backed by a ten-year guarantee. The landscaped rear garden offers a high degree of privacy and has been thoughtfully designed with a new patio, pergola, attractive rockery incorporating a circulating water feature, French drainage system, gated side access and established planting. Security cameras are included, making this a wonderfully private and secure home ready to enjoy.







## Directions

What3words: ///trying.discount.willpower

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

Broadband Speed: Basic 20 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: D

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 0 Building 1

Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

1688 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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