



SAMUEL WOOD

4 Kenwood Drive, Shrewsbury, Shropshire, SY3 8TA

Offers In The Region Of £450,000



4 Kenwood Drive

Shrewsbury, Shropshire, SY3 8TA



- Beautiful Detached Home Of Character
- Attractive Cul-De-Sac Position
- Three Well-Proportioned Bedrooms
- Useful Dedicated Home Office
- Excellent Local Schooling Nearby
- Thoughtfully Improved Throughout
- Stylish Art Deco-Inspired Detailing
- Established And Appealing Gardens
- Garage And Excellent Practical Space
- EPC Rating D

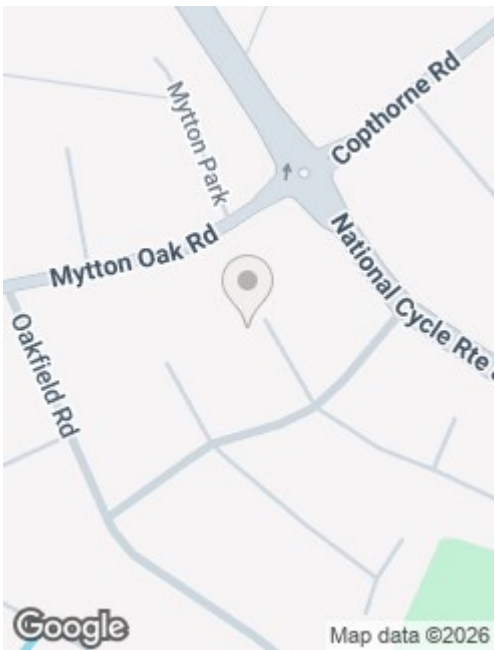
4 Kenwood Drive is a distinctive detached home, offering a rare blend of period character, thoughtful improvement and contemporary style. Its impressive proportions, architectural detailing and welcoming atmosphere create a beautiful home, while the established gardens provide an appealing backdrop for everyday life and entertaining. The attractive cul-de-sac setting adds to its sense of privacy, yet local amenities and highly regarded schooling are conveniently accessible. A useful home office and garage further enhance the flexibility, making this a particularly appealing choice for modern family living and home working.

From the moment of arrival, this home creates an immediate sense of space and welcome, with an attractive reception hall featuring an elegant staircase. The principal reception room is particularly appealing, with Art Deco-inspired detailing adding personality and style. The kitchen is well arranged, with attractive work surfaces and useful preparation space, and flows naturally into the rear-facing dining room. With its pleasant outlook across the garden, this is an inviting space for family meals and entertaining. A ground-floor cloakroom completes this level. The generous landing provides access to three well-proportioned bedrooms, comprising two comfortable double rooms and a single bedroom. The bedrooms are served by a contemporary bathroom, finished with a style that complements the original character of the property.

The established gardens are a particularly important part of it's appeal, providing an attractive setting with space to relax, entertain and enjoy the changing seasons. A useful home office provides excellent flexibility for those working from home, while the garage offers valuable storage and practical convenience.







Directions

What3words: ///lists.lame.random

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

Broadband Speed: Basic 5 Mbps, Superfast 80 Mbps & Ultrafast 10000 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.

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.







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