



SAMUEL WOOD

3 Coniston Road, Shrewsbury, Shropshire, SY1 4EB

Asking Price £270,000



COOK

3 Coniston Road

Shrewsbury, Shropshire, SY1 4EB



- Well Presented Family Home
- Spacious Living Room with Feature Fireplace & Bifold Doors
- Bespoke Gates & Driveway
- Outdoor Studio/Office with Power & Backwash System
- Gas Central Heating
- Recent Renovation Throughout
- Conservatory with Rubber Roof
- Contemporary Family Bathroom
- Three Well Proportioned Bedrooms
- EPC Rating D

Samuel Wood is delighted to offer for sale this much improved semi detached family home on Coniston Road in Shrewsbury. Sitting within an attractive plot, the property boasts a well designed reconfigured layout with contemporary living spaces all complemented by a gated driveway, landscaped gardens and outdoor studio/office. Located close to multiple amenities including retail shopping parks, pubs, restaurants, supermarkets, within good school catchment and close to practical road links. Viewing is highly recommended by the selling agent.

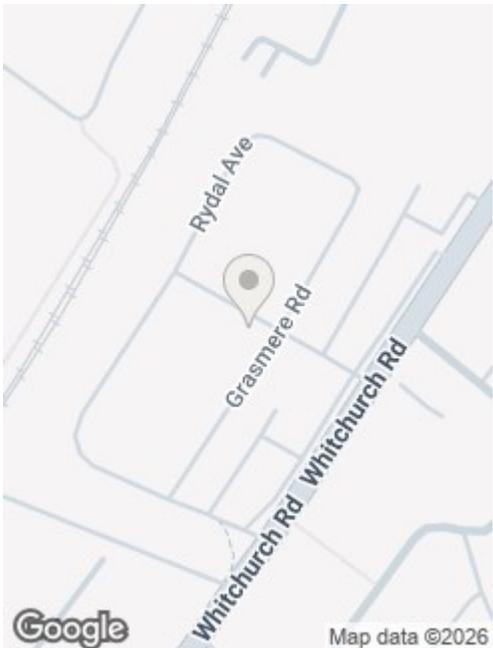
3 Coniston Road is a beautifully renovated and reconfigured three-bedroom semi-detached home in Shrewsbury, offering a seamless blend of character and modern design. The ground floor welcomes you with a spacious entrance hall leading into a stylish reception room, complete with a feature fireplace, elegant oak flooring, and bifold doors that open directly to the garden, creating a bright and airy living space. This room flows effortlessly into a high-specification kitchen fitted with integral appliances and matching oak flooring. A contemporary cloakroom is accessed from the kitchen, which also opens into a versatile conservatory through striking double oak and glass doors. The conservatory features a rubber roof, making it suitable for use throughout the year.

Upstairs, the home continues to impress with three well-proportioned bedrooms, each offering ample natural light and a modern finish. The recently fitted family bathroom is sleek and contemporary, providing a luxurious space for relaxation. The thoughtful layout and high-quality finishes make the upper floor ideal for family living or for those seeking additional guest or work-from-home space.

Externally, the property boasts a range of practical and stylish features. A standout is the versatile studio/bar, fully equipped with power and a backwash system, perfect for entertaining or use as a creative workspace. The garden also includes an inviting outdoor seating area, a practical storage shed, and a newly installed fence providing privacy and security. At the front, a three-car driveway and bespoke metal gates enhance the property's curb appeal and add an extra layer of convenience and charm.







Directions

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

Broadband Speed: Basic 16Mbps, Superfast 295Mbps & Ultrafast 2300Mbps

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: B

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.







Total floor area: 90.5 sq.m. (974 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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