



SAMUEL WOOD

44 Red Deer Road, Shrewsbury, Shropshire, SY3 9FA
Offers In The Region Of £465,000



44 Red Deer Road

Shrewsbury, Shropshire, SY3 9FA



- Beautifully Presented Family Home
- Four Generously Sized Bedrooms
- Open Plan Kitchen Diner
- Family Bathroom & En-Suite
- Gas Central Heating
- Extended & Improved
- Well Landscaped Gardens
- Spacious Reception Rooms
- Delightful Cul-De-Sac Position
- EPC Rating C

Samuel Wood is delighted to offer for sale this beautifully presented detached family home on Red Deer Road in Shrewsbury. Extended to allow further space on the ground floor it boasts generous contemporary living spaces within a well designed layout; all complemented by landscaped gardens, detached garage and private driveway. Occupying a delightful cul-de-sac position close to excellent amenities including shops, pubs, cafes, restaurants, Shrewsbury hospital, practical road links and within great school catchment area. Viewing is highly recommended by the selling agent.

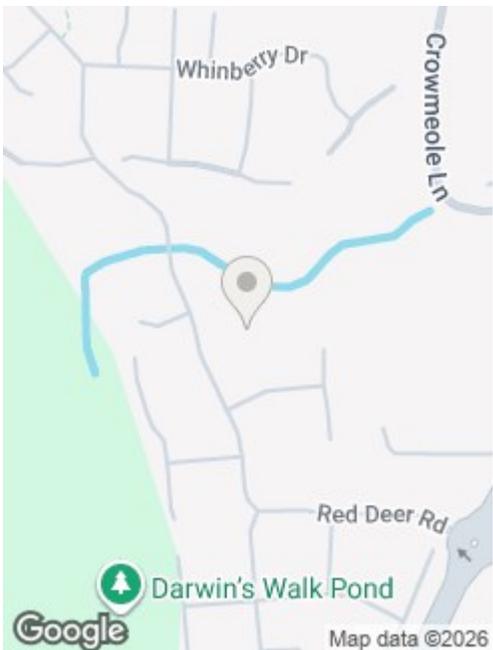
44 Red Deer Road in Radbrook, Shrewsbury is a modern four-bedroom detached home set within a sought-after cul-de-sac location. The ground floor has been thoughtfully extended to create generous living space, including a bright additional reception room to the rear with underfloor heating and double doors leading out to the patio. The entrance hallway provides access to both the main living room and a high-specification open plan kitchen diner, finished with tiled flooring and integrated appliances, ideal for modern family life. Completing this level is a practical utility room with its own access to the garden, along with a spacious cloakroom.

Upstairs, the property offers four well-proportioned bedrooms, ensuring ample space for family members or guests. The principal bedroom benefits from a private en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom finished to a high standard. Each room is designed to provide flexibility for use as bedrooms, guest accommodation, or even a home office if required, making the first floor both practical and versatile.

Externally, the home features a landscaped rear garden that combines a lawn area with a main patio and an elevated patio, perfect for outdoor dining and entertaining. Gated access leads to the private driveway, which can accommodate up to three vehicles and connects to a detached garage for further convenience. The combination of landscaped gardens, private parking, and a garage enhances both the practicality and appeal of this attractive family home in one of Shrewsbury's desirable residential settings.







Directions

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

Broadband Speed: Basic 5Mbps, Superfast 62Mbps & Ultrafast 10,000Mbps

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: E

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

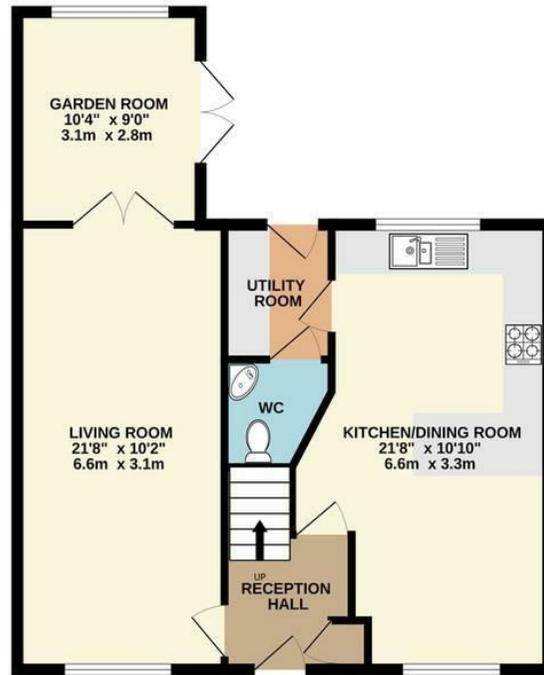
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





Floor Plans

GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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
2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF
Tel: 01743 272710 | shrewsbury@samuelwood.co.uk