



SAMUEL WOOD

36 Poynton Road, Shawbury, Shrewsbury, Shropshire, SY4 4JR

Asking Price £325,000



# 36 Poynton Road

Shawbury, Shropshire, SY4 4JR



- Beautifully Presented Family Home
- Spacious Living Room With Feature Fireplace
- Stunning Open Plan High Specification Kitchen Diner
- Utility Room & Cloakroom
- Gas Central Heating
- Extended & Renovated
- Three Generously Sized Bedrooms
- Landscaped Gardens With Pleasant Rural Views
- Driveway & Garage
- EPC Rating D

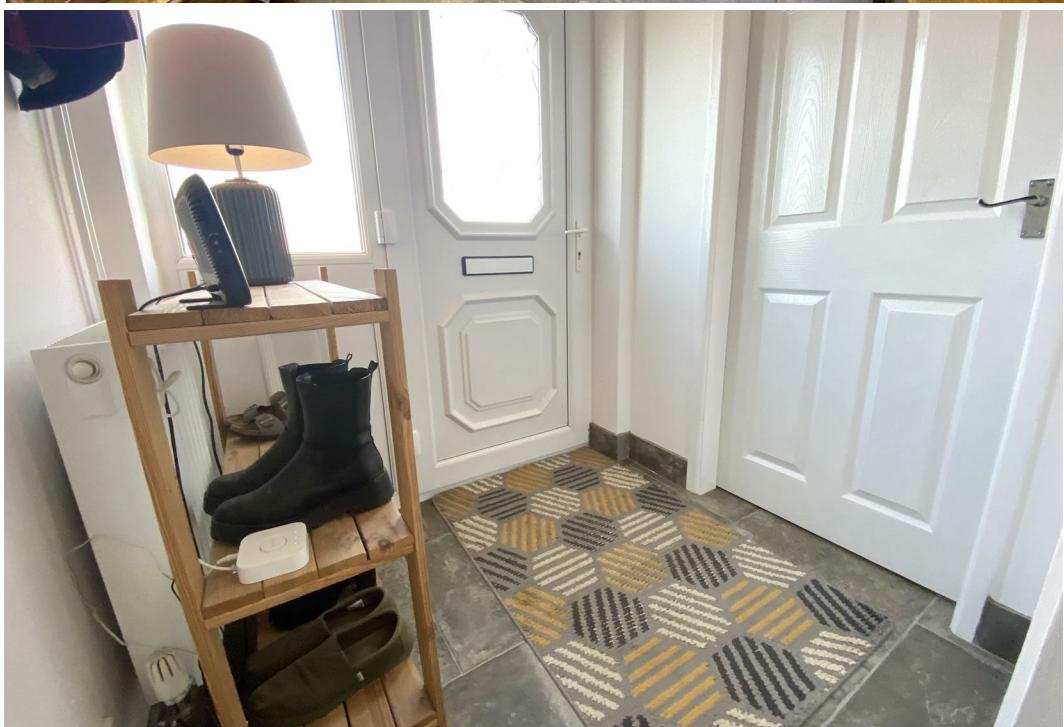
Samuel Wood is delighted to offer for sale this beautifully presented family home on Poynton Road in Shawbury, Shropshire. Recently renovated and extended, the well designed layout boasts a comprehensive ground floor with high specification contemporary living spaces throughout; all complemented by landscaped gardens, driveway and a garage. Occupying a desirable position with marvellous rural views, close to amenities including shops, pubs, food outlets, a petrol station, within good school catchment and practical road links. Viewing is highly recommended by the selling agent.

36 Poynton Road in Shawbury, Shropshire, is a beautifully renovated and extended three-bedroom detached home offering a thoughtfully designed ground floor layout. Upon entering, you're welcomed by a spacious entrance hall with a storage cupboard, leading to a stylish living room featuring tiled flooring and a striking gas log burner. The heart of the home is the impressive open-plan kitchen and dining area, which has been extended to include three skylights and large double doors that flood the space with natural light and open directly onto the rear patio. The kitchen is finished to a high specification with built-in appliances and a Rangemaster cooker. Completing the ground floor is a practical utility room ideal for noisy appliances, a convenient cloakroom, and internal access to the integral garage and rear patio.

Upstairs, the property continues to impress with three well-proportioned bedrooms. Two are spacious doubles one with excellent rural views, while the third is a generous single that also serves well as a home office. There is also a shower room, complemented by a separate WC for added convenience. The home benefits from a Nest smart heating system, adding a layer of modern efficiency and comfort throughout the upper and lower floors.

Externally, 36 Poynton Road enjoys a beautifully landscaped rear garden that perfectly complements its rural surroundings. Bordered at the back by open farmers' fields and a charming small stream, the garden offers a peaceful and private outdoor retreat. The patio area is ideal for entertaining, and the property's front provides ample off-street parking on a private driveway, along with access to the integral garage. Altogether, this is a superbly presented family home that combines stylish living with the tranquility of countryside views.







## Directions

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

Broadband Speed: Basic 16Mbps & Superfast 76Mbps

\*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.

These details are awaiting final approval and may be subject to some changes.





## 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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