



SAMUEL WOOD

6 Heron Drive, Shrewsbury, Shropshire, SY1 4UG

Asking Price £450,000



# 6 Heron Drive

Shrewsbury, Shropshire, SY1 4UG



- Beautifully Presented Bungalow
- Three Well Proportioned Bedrooms
- High Specification Kitchen
- Conservatory With Recently Installed Roof
- Gas Central Heating - Solar Panels
- Improved & Renovated Throughout
- En-Suite To Master
- Open Plan Living Dining Room
- Meticulously Landscaped Gardens, Driveway & Double Garage
- EPC Rating C

Samuel Wood is delighted to offer for sale this much improved and beautifully presented detached bungalow on Heron Drive, Shrewsbury. Ideally positioned within a quiet cul-de-sac the property boasts high specification contemporary living spaces complemented by meticulously landscaped gardens, a six car driveway and double garage. Situated close to a range of amenities including retail parks, supermarkets, petrol stations, pubs, rural walks, good school catchment and practical road links to Shrewsbury, Telford and north Shropshire. Viewing is highly recommended by the selling agent.

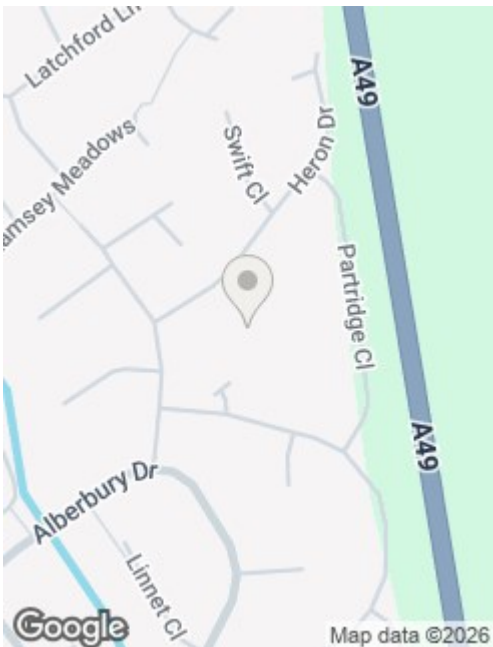
6 Heron Drive, Shrewsbury is an exceptional three-bedroom bungalow that has been beautifully renovated throughout, both internally and externally, creating a stylish and highly versatile home finished to an impressive standard. Occupying a quiet cul-de-sac position, the property offers generous parking with a six-vehicle driveway, an integral double garage and additional secure parking space behind gates. Further benefits include solar panels and immaculately landscaped gardens designed for both relaxation and entertaining.

The accommodation is thoughtfully arranged, beginning with an entrance porch leading into a welcoming hallway which provides access to all principal rooms. There are three well-proportioned bedrooms, including a superb principal bedroom enhanced by a recently added high-specification en-suite shower room. The hallway also leads to a beautifully appointed family bathroom and an impressive open-plan living and dining room, creating a bright and sociable living space. From here there is access to both the conservatory, which benefits from a recently fitted solid roof for year-round use, and the stunning contemporary kitchen featuring quartz worktops, integrated appliances, instant hot water tap and filtered drinking water system.

Complementing the kitchen is a practical utility room with direct access to the integral double garage and side door opening onto the patio area. Externally, the gardens have been meticulously maintained and thoughtfully designed to maximise enjoyment of the outdoor space, featuring multiple patio seating areas, a dedicated BBQ area, vegetable patch and attractive lawned garden. This superb bungalow combines high-quality modern living with excellent outdoor space and practical features, making it an outstanding home in a highly desirable Shrewsbury location.







## Directions

What3words: ///noon.shins.bath

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

Broadband Speed: Basic 15 Mbps, Superfast 62 Mbps & Ultrafast 2300 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.

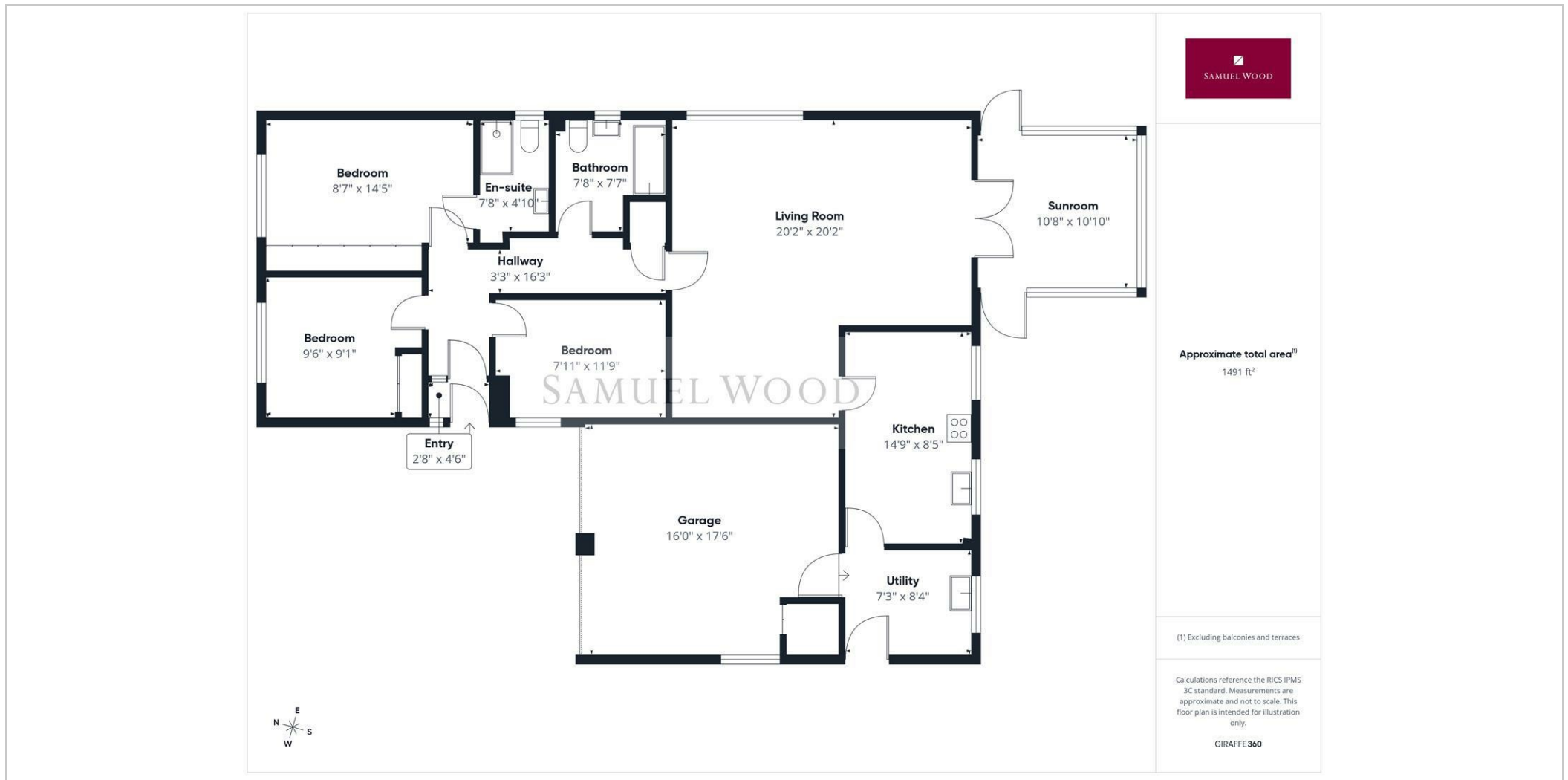
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

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 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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