



SAMUEL WOOD

3 Kenton Drive, The Farthings, Shrewsbury, Shropshire, SY2 6TH

Offers In The Region Of £375,000



3 Kenton Drive

The Farthings, Shrewsbury, Shropshire, SY2 6TH



- Beautifully Presented & Recently Renovated Home
- Three Well Proportioned Bedrooms
- Spacious Reception Room with Feature Fire
- Utility Room & Ground Floor Cloakroom
- Private Driveway & Integral Garage with Electric Door
- High Specification Open Plan Kitchen Diner
- Contemporary Bathroom
- Meticulously Landscaped Gardens
- Edge of Rea Brook Nature Reserve
- EPC Rating D

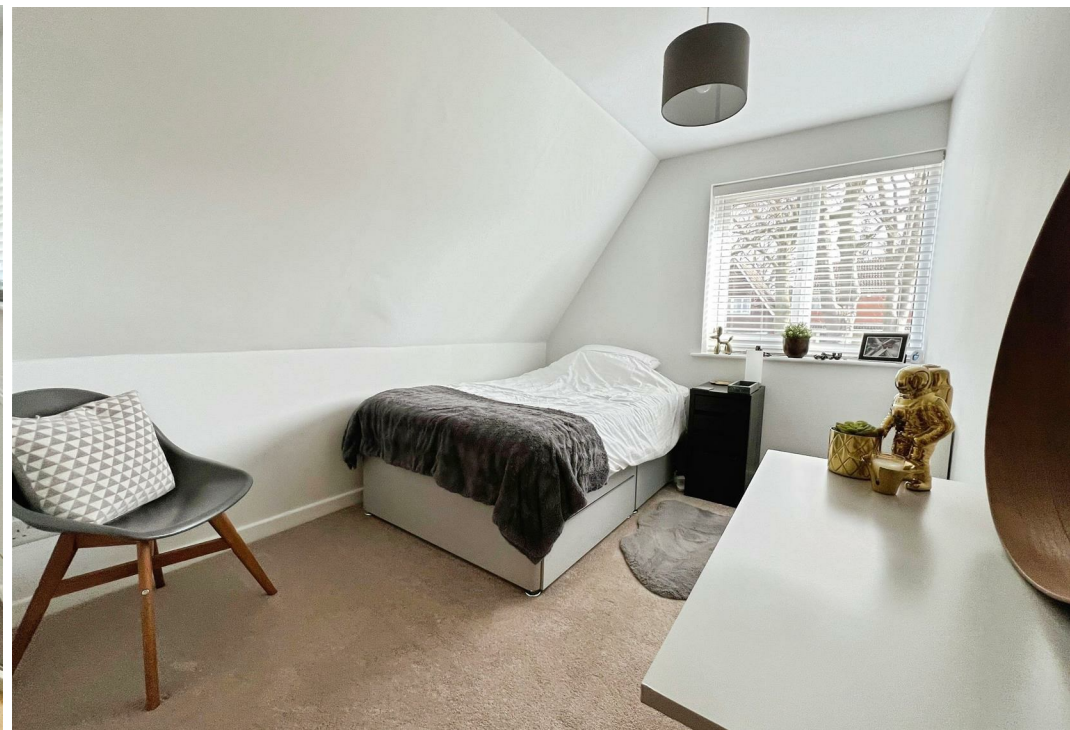
Samuel Wood is delighted to offer for sale this beautifully presented link detached property on Kenton Drive, Shrewsbury. Situated in a much sought after location and the subject of a complete renovation this property boasts contemporary living spaces comprised over two floors within a well designed layout. All of which is complemented by meticulously landscaped gardens, private driveway and integral garage with rear garden access. Located on the edge of the Rea Brook Valley Nature Reserve which provides excellent walks, wildflower meadows and wildlife. Viewing is highly recommended by the selling agent.

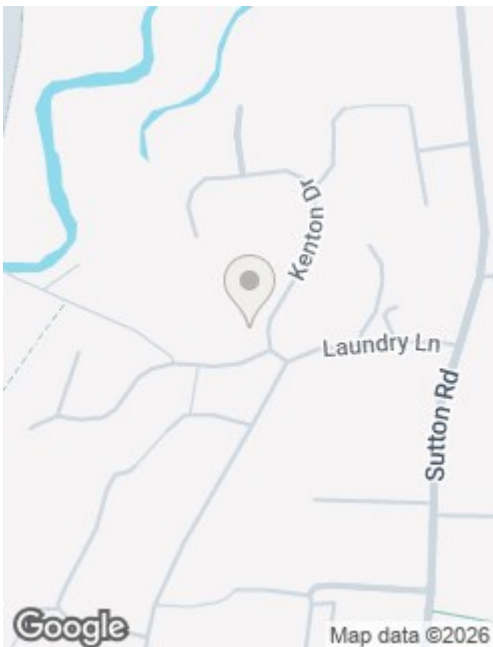
A beautifully renovated three-bedroom link detached property located in a highly sought-after area of town. The ground floor begins with a welcoming entrance hallway that provides access to a cloaks cupboard and ground floor WC. From the hallway is a spacious living room featuring an attractive fireplace, creating a comfortable focal point for the room which also has a useful storage cupboard. The living space flows through to a high-specification open plan kitchen and dining area, designed for modern living and entertaining. The kitchen is fitted with granite worktops, premium integrated appliances, and a sleek extractor built into the ceiling, giving the space a clean contemporary finish. From the kitchen there is access to a practical utility room and the integral garage, which benefits from an electric door and newly installed window and door leading out to the rear patio. As part of the full renovation, all flooring and decoration throughout the ground floor have been newly installed, along with a replacement gas combination boiler and new radiators.

Upstairs the property offers three well-proportioned bedrooms, each finished with fresh modern décor and new flooring, creating bright and comfortable spaces suitable for family living, guests, or home working. Bedrooms 1 & 2 both have fitted wardrobes. The layout of upstairs has been carefully designed to maximise the available space while maintaining a light and airy feel throughout the upper level. Serving the bedrooms is a contemporary bathroom finished to a high specification with stylish fittings and a modern suite, providing both comfort and practicality. As with the rest of the home, the first floor has also been fully upgraded, including new plumbing, flooring and decoration, ensuring a consistent standard of quality and a move-in ready finish. The property has also had replacement fascias, gutters, windows and doors throughout.

Externally the property has also been significantly improved. To the front there is a newly installed driveway providing off-road parking for two vehicles. To the rear is an attractively landscaped multi-level garden designed to be both practical and low maintenance. A patio area sits directly behind the property and offers an ideal space for outdoor seating and entertaining, while the remaining garden features gravelled sections and planted shrubbery that add structure and visual interest. The outdoor space complements the modern interior and provides a pleasant environment for relaxing or hosting guests.







Directions

What3words: ///visit.verbs.wings

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

Broadband Speed: Basic 0.9 Mbps, Superfast 20 Mbps & Ultrafast 2000 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: 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.

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