



FOR SALE

Offers in the region of £825,000

4 Pengwern Road,
Shrewsbury, SY3 8JD

A beautifully presented and greatly improved mature detached house providing spacious accommodation with delightful landscaped gardens located in this most sought after residential position.





- **Highly sought after location**
- **Close to town amenities**
- **Spacious accommodation**
- **Immaculately presented**
- **Generous gardens**
- **Large driveway**

DIRECTIONS

From Shrewsbury town centre proceed over the Welsh Bridge, continue to the Frankwell island taking the first left onto Copthorne Road, proceed along up the bank taking the next available left turn on to Pengwern Road. Continue straight ahead and number 4 will be found on the left hand side.

SITUATION

The property is superbly located in a highly desirable area of the town with the benefit of a number of amenities close at hand, including a shop/post office, range of state and private schools and tennis clubs. Shrewsbury town centre is within walking distance and includes the delights of The Quarry and walks along the River Severn. The town centre offers a fashionable and comprehensive range of amenities together with a rail service. Commuters will find ready access to the main A5 commuter route linking east to Telford and Wolverhampton or north to Oswestry and Chester.

DESCRIPTION

4 Pengwern Road is an impressive and recently renovated and greatly improved mature detached house which will no doubt have great appeal to a wide range of purchasers. The current owners have introduced a number of improvements. The property now benefits from a new roof, replacement high quality double glazed windows and replacement period doors throughout. The suites and fittings to the kitchen, bathroom and en-suite shower rooms have all been replaced and upgraded whilst there are new carpets and floor coverings throughout. Purchasers will be pleased to note that the

current vendors have converted the loft space to provide 2 double bedrooms and separate shower room. Outside the electrically remote controlled entrance gates have been hand made and lead onto the large driveway which has been re-tarmaced. The gardens have been extensively landscaped to both the front and rear including the terracing of the rear bank and the introducing of three patio/sun terraces and extensive planting of the shrubbery beds and borders.

ACCOMMODATION

STORM PORCH

With tiled floor, external power point, panelled part glazed and leaded entrance door with leaded side panel leading into:

RECEPTION HALL

With polished oak floor, coved ceiling, built in under stair storage cupboard with walk in cloaks cupboard with window. Doors off and to:

GUEST WC

Fitted with a contemporary white suite comprising of low level WC with hidden cistern set with attractive grey backing and wash hand basin set in a high gloss grey vanity unit with storage cupboard under and mixer tap over, tiled splash, wall mounted radiator.

FEATURE IMPRESSIVE KITCHEN DINER

5.69m x 5.28m (18'8" x 17'4")

KITCHEN AREA

With tile effect flooring (with real lime stone tiles beneath) and beautifully fitted with an ivory shaker style kitchen comprising of eye and base level units of cupboards and drawers with solid wood handles and expansive work surface over and incorporating a Franke stainless steel sink unit and drainer with mixer tap over, integral Neff slide and glide electric oven and grill, intergrated Hotpoint microwave and Neff warming draw, separate gas stainless steel Neff 5-burner hob unit and contemporary concealed work surface Neff extractor with touch control. Full length integral Neff fridge and separate



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



5 Bedroom/s



3 Bath/Shower
Room/s



Neff freezer, built in Neff dish washer, part tiled walls and tiled splash, inset lighting.

DINING AREA

Inset lighting, feature oak framed windows with twin glazed oak framed french doors leading out to the rear sun terrace and delightful gardens beyond. Separate oak access door leading to side of property.

SPACIOUS LOUNGE

7.24m x 4.67m (23'9" x 15'4")

With new Barbass inset log burner with black granite hearth, twin glazed french doors with side panels to the front. Archway through to:

GARDEN ROOM

4.04m x 2.36m (13'3" x 7'9")

Adjoining the lounge with oak framed picture windows and glazed french doors enjoying full appreciation of the attractive views over the rear garden.

UTILITY

3.45m x 3.28m (11'4" x 10'9")

With limestone tiled floor and providing base level ivory shaker style storage cupboards with work surface over and incorporating a Franke stainless steel sink unit and drainer with mixer tap over, further tall range of fitted storage cupboards. Full length Liebherr freezer. Separate eye and base level built in storage cupboards. Panelled oak door to side of property. From the reception hall a carpeted staircase rises to:

FIRST FLOOR LANDING

With part vaulted area with vaulted ceiling and leaded windows to front.

Doors off and to:



BEDROOM 1

4.72m x 4.32m (15'6" x 14'2")

With coved ceiling, window with attractive aspect over rear garden and door to:

IMPRESSIVE EN-SUITE SHOWER ROOM

With travertine tile to flooring and walls fitted with a modern suite comprising low level WC, wall mounted wash hand basin set with storage cupboard under, feature large shower cubicle with sliding splash screen and inset tiles, mains fed shower and rain water style head with further attachment, contemporary style radiator.

BEDROOM 2

4.67m x 3.20m (15'4" x 10'6")

BATHROOM

3.45m x 3.25m (11'4" x 10'8")

With tiled floor and a modern heritage suite comprising of low level WC, wash hand basin with mixer tap and two storage drawers beneath, feature deep filled bath, fully tiled walls, inset spotlights, wall mounted heated towel rail, large built in linen cupboard.

DRESSING ROOM/BEDROOM 5

3.84m x 3.05m (12'7" x 10'0")

With three double and one single wardrobe. Staircase leading to:

SECOND FLOOR LANDING

With Velux roof light and storage cupboard. Doors off and to:

BEDROOM 3

3.94m x 2.84m (12'11" x 9'4")

With window and attractive view over Shrewsbury. Velux roof light plus storage cupboard housing new Worcester Bosch gas boiler.



SHOWER ROOM

With low level WC with hidden cistern and wash hand basin set in a high gloss grey vanity unit with mixer tap and storage cupboard, plus shower cubicle with mains fed shower.

BEDROOM 4

With two Velux roof lights, storage cupboards on either side plus further cupboard housing hot water cylinder.

OUTSIDE

The property is approached through twin decorative timber remote controlled electrically operated entrance gates leading onto a generous sweeping tarmac driveway providing parking for numerous vehicles with side space and scope for erection of a garage (subject to the usual necessary approvals).

THE GARDENS

To the front the gardens have been individually designed with separate entrance and garden gates plus recycling bin container. To the other side of the driveway is a decked area incorporating a useful storage shed with part decked and part flagged storage area to the side and behind. Large covered Log Store. External cold water tap and panelled gate leading to the rear. The rear gardens offer a large brick based greenhouse with electrical supply, staging and automatic roof vents. They comprise of a generous sun terrace which sits adjacent to the garden room and kitchen/diner offering an outdoor seating area with dwarf brick walling and steps then leading to an open flowing lawn flanked on both sides by well stocked herbaceous borders containing various specimen shrubs and a variety of trees. To the bottom of the garden is a further sun terrace

allowing for an entertaining space with impressive terraced borders containing a variety of plants and offering space for potted plants whilst having a side turning staircase leading to a raised feature seating area with lighting and benefit from an attractive outlook.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. Gas fired central heating system. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, Tel: 0844 448 1644 . The property is currently registered under Council Tax Band 'F'.

TENURE

Freehold although purchasers must make their own enquiries via their solicitor.

VIEWINGS

Through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ. Tel: 01743 236444.

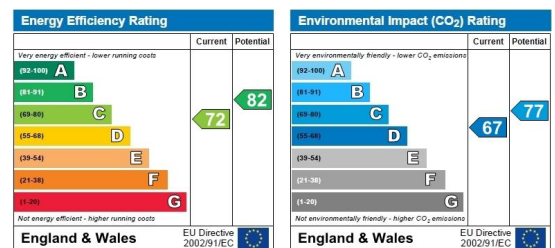
4 Pengwern Road, Shrewsbury, SY3 8JD



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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



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