



Briarwood, Walford Heath, Shrewsbury, Shropshire

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BNP PARIBAS GROUP

# Briarwood

## Walford Heath, Shrewsbury

### Shropshire, SY4 2HT

An attractive brand new four-bedroom detached home located in a small Shropshire village

Baschurch 2.4 miles, Shrewsbury 6 miles, Ellesmere 13 miles, Oswestry 13 miles

Kitchen/dining room | Quooker tap | American style fridge freezer | Sitting room | Utility room | Study | Downstairs cloakroom | 4 Bedrooms | 2 En suites | Principal bedroom with dressing area | Family bathroom | Detached double garage | Driveway | Gardens | EPC Rating B

#### The property

Briarwood has been thoughtfully designed and is ideal for today's modern living. The property which has accommodation over two floors benefits from modern fixtures and fittings including well equipped kitchen/dining room, stylish bathroom and en suites and detached double width garage.

Approached by an attractive oak framed porch the welcoming entrance hall leads to the sitting room, kitchen/dining room, study and cloakroom, the staircase with black metal spindles leads to the first floor. The well-equipped kitchen area with tiled floor offers a range of wall and floor units with quartz work tops, Rangemaster oven with induction hob and

extractor fan above, Samsung American style fridge freezer with water and ice dispenser. There is a generous separate island with cupboards under which incorporates a breakfast bar, Quooker tap, and Bosch dishwasher, the kitchen also benefits from a wine cooler and double opening doors leading to the rear garden which is ideal for entertaining and alfresco dining. The separate utility room which is adjacent to the kitchen benefits from tiled flooring, wall and floor units, quartz work tops and additional appliance space, there is a door which gives side access. The double aspect sitting room has an attractive inset fireplace and double opening doors to the rear garden.

On the first floor there are four bedrooms, stylish four-piece family bathroom and two en suites all accessed from the galleried landing which has an eye catching venetian style plaster feature wall and handy storage cupboard. The rear aspect principal bedroom with views over the garden benefits from a walk-in dressing area and three piece en suite consisting of a shower, wash hand basin with cupboard under, heated towel rail, tiled floor and LED mirror. Bedroom two also enjoys views to the rear and benefits from a modern en suite shower room. The family bathroom comprises of a freestanding curved bath, separate shower, wash hand basin with cupboard under, tiled floor, heated towel rail and feature venetian style plaster wall.



## Outside

The rear garden has a full width paved patio with outside power and lighting, steps lead up to the raised lawn area. Pathways lead from both sides of the property giving side access to front.

Briarwood is approached by a gravelled driveway giving parking for numerous vehicles and is complimented by a detached double width garage with electric roller door, power and light. The front garden is mainly laid to lawn with borders, a paved pathway leads to the front door with outside courtesy lighting.

## Location

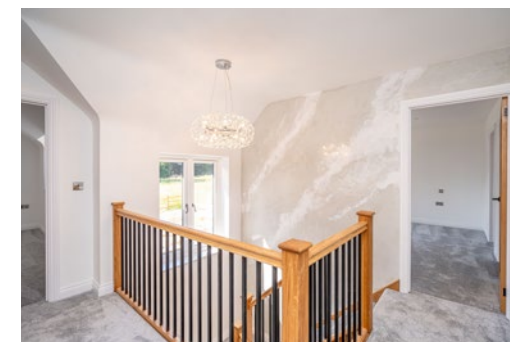
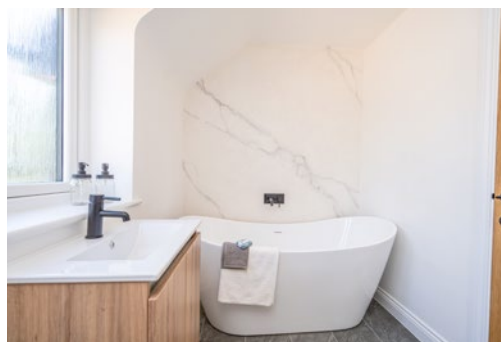
Located in the rural hamlet of Walford Heath, approximately six miles north west of the historic county town of Shrewsbury with its wide range of independent and high street shops, restaurant and leisure facilities including Theatre Severn and Quarry Park.

More locally, the thriving village of Baschurch is just over two miles away and has a large local store with post office, doctors' surgery, Moor Farm Shop & Polo Club, popular pub/restaurant The New Inn and The Corbett Secondary School. The area is noted for its excellent schools both within the state and private sectors. Private schools include Shrewsbury School, the High School, Ellesmere College, Oswestry School, Moreton Hall, Adcote and Packwood Haugh.

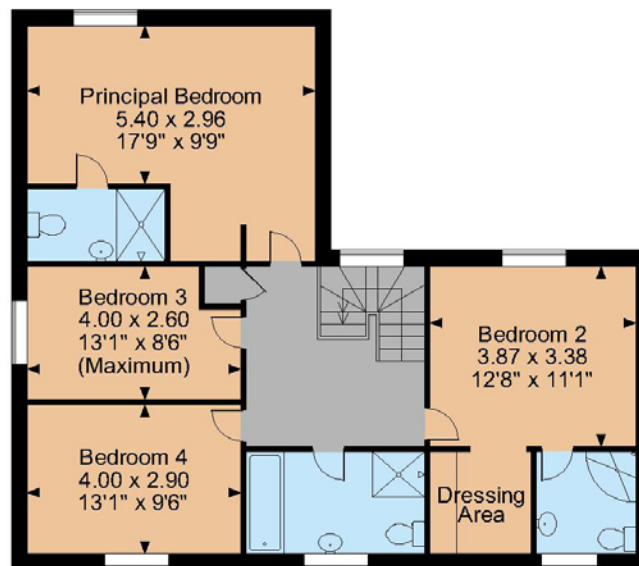
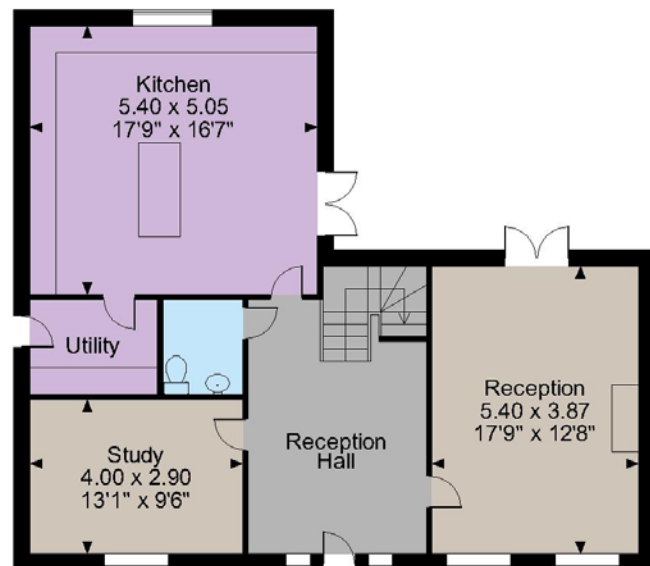
A direct rail service to London is accessible at Shrewsbury Station whilst the A5 links through to the M54 and national motorway network beyond. International airports are available in Birmingham, Liverpool and Manchester.

## Directions

Follow Sat Nav to SY4 2HT  
What3words heap.mysteries.query



Floorplans  
House internal area 1,825 sq ft (170 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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## General

**Local Authority:** Shropshire

**Services:** Mains electricity, gas, water and drainage.

**Council Tax:** Unallocated

**Tenure:** Freehold

**Guide Price:** £649,950

**Warranty:** ICW - 10 years

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

## West Midland New Homes

14 Shoplatch, Theatre Royal, Shrewsbury, SY1 1HR

**01743 284200**

[westmidlandnewhomes@struttandparker.com](mailto:westmidlandnewhomes@struttandparker.com)  
[struttandparker.com](https://www.struttandparker.com)

@struttandparker



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