



SAMUEL WOOD

7 Bridgewater Place, Harmer Hill, Shrewsbury, Shropshire, SY4 3FA

Offers Over £600,000







# 7 Bridgewater Place

Harmer Hill, Shrewsbury, Shropshire, SY4 3FA



- Impressive Detached Property
- Fabulous Open Plan Kitchen & Adjacent Day Room
- Four Good Sized Bedrooms
- Extensive Driveway and Double Garage
- Gas Central Heating and High Performance Glazing
- Prime Location on a Unique Development
- Spacious Living Room with Log Burner
- Family Bathroom & En-Suite to Main Bedroom
- Enclosed Delightful Rear Garden
- EPC Rating B

Samuel Wood is delighted to offer for sale this beautifully presented family home. A jewel in the crown of modern development Bridgewater Place in Harmer Hill. Well designed with contemporary open plan living spaces, beautiful garden, comprehensive driveway and four generous sized bedrooms. Harmer Hill has an active village hall and restaurant/public house with a school bus service through to Baschurch, Wem and Ellesmere. There is ease of access to the A5/M54 motorway network. Viewing is highly recommended by the selling agent.

7 Bridgewater Place is a stunning detached property that offers a perfect blend of modern elegance and functional design. As you step into this home, you're greeted by a spacious reception hall on the ground floor, setting the tone for the rest of the house. The ground floor boasts a living room that exudes warmth and comfort with a log burner, providing an ideal space for relaxation. The heart of this home is the impressive open plan kitchen, seamlessly connected to an adjacent day room. This layout is perfect for those who love to entertain, as it provides a wonderful space for cooking, dining, and socializing. Additionally, the ground floor includes a utility room and a side hall, adding to the home's practicality and convenience.

Moving upstairs, the first floor offers four generously sized bedrooms. One of these bedrooms features an en-suite bathroom, providing privacy and comfort. The first floor also includes a well-appointed family bathroom, ensuring that the whole family has access to modern and stylish amenities.

Outside, the property is complemented by an extensive gravel driveway and a double garage, providing ample parking and storage space. The gardens are thoughtfully designed and enclosed at the rear, creating a private and serene outdoor space where you can enjoy nature and relaxation.

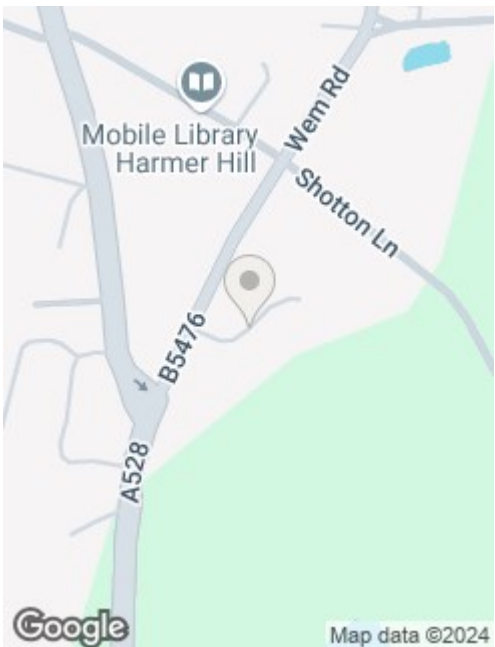
7 Bridgewater Place is a remarkable property that seamlessly combines contemporary design with practical living spaces, making it an ideal choice for those seeking a comfortable and stylish family home.











## Directions

From Shrewsbury take the A528 towards Ellesmere, at Harmer Hill keep on the main road turning into the B5476 and Bridgewater Place will be immediately on your right.

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage. Underground heating to ground floor and full central heating to first floor.

Broadband Speed: Basic 6 Mbps & Superfast 250 Mbps

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: F

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.











**Floor 0**



**Floor 1**



**Approximate total area<sup>(1)</sup>**  
1615.32 ft<sup>2</sup>

**Reduced headroom**  
5.78 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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