



FOR SALE

Offers Over £800,000

## Whelton House, 35a Hereford Road, Shrewsbury, SY3 7QX

An incredibly attractive and impressive modern family home that offers superb living accommodation, situated in a highly desirable location on the outskirts of Shrewsbury Town Centre. NO ONWARD CHAIN.







- Individually Designed
- Beautifully presented accommodation
- Quality fixtures and fittings throughout
- Sought after location
- Views to the rear overlooking the Rea Brook and golf course beyond.
- NO ONWARD CHAIN

## DIRECTIONS

What3words - ///play.builds.order

## SITUATION

Situated in Belle Vue, a short distance from the town centre. Belle Vue has a pharmacy, three pubs, takeaway's and a shop. Ideally placed for Shrewsbury and all amenities including schools, shops, supermarkets, doctors, access to the A5/M54 motorway and has lovely walks to the Town Centre over the English Bridge, along the Quarry, and the banks of the River Severn. There are an array of wonderful boutique shops and restaurants on Wyle Cop, about 0.4 miles and into the Square which holds a number of events throughout the year and has a bespoke cinema.

Shrewsbury benefits from the Quarry Park, which is the main recreational park in the town, encompassing 29 acres of parkland with riverside walks, a playground and cafes, with the Boat House Inn as a popular eatery.

## DESCRIPTION

Whelton House is a recently completed, individually designed family home that has been finished to the highest of standards, mixing traditional features with a contemporary twist in parts.

The entrance leads to the centrally positioned, wonderful reception hall, with all the principle rooms on the ground floor located off it, giving superb flowing accommodation. There is under floor heating throughout the whole of the ground floor. The L shaped kitchen/dining/family room is the hub of the house, with French doors and bifold doors (from the dining area) leading to the rear patio with great views of the garden, Reabrook and Golf Course. The kitchen itself has a range of wall and floor units, granite worktops, built in Bosch appliances, Quooker tap, a Fisher & Paykel American style fridge freezer, and a large centre island with breakfast bar.

The sitting room is incredibly well proportioned and again benefits from the views to the rear. It has a contemporary style AGA log burning stove and double French doors to the rear patio. Completing the accommodation on the ground floor, there is a study and utility room to the front of the property and also a guest WC.

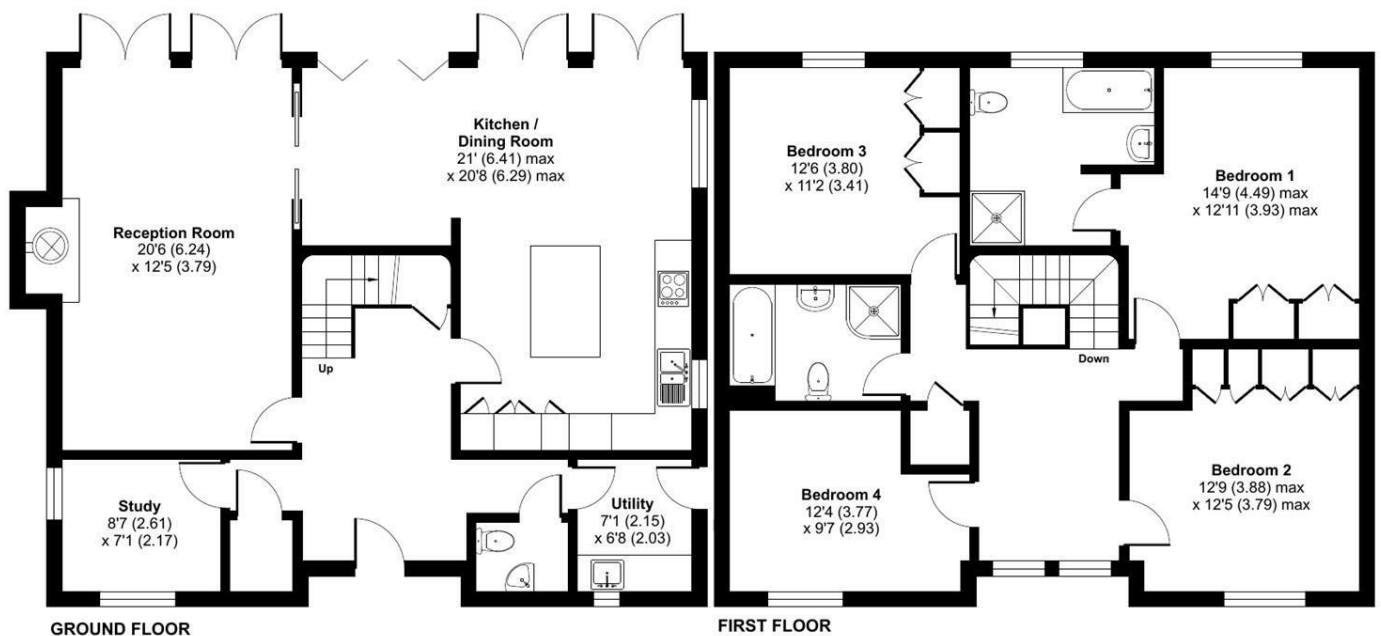
On the first floor there is a large, welcoming landing, with double windows over looking the drive. The principle bedroom has built in wardrobes and an en-suite bathroom with separate walk in shower. There are three further double bedrooms and a family bathroom.



## Hereford Road, Shrewsbury, SY3

Approximate Area = 1895 sq ft / 176 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1237207



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.



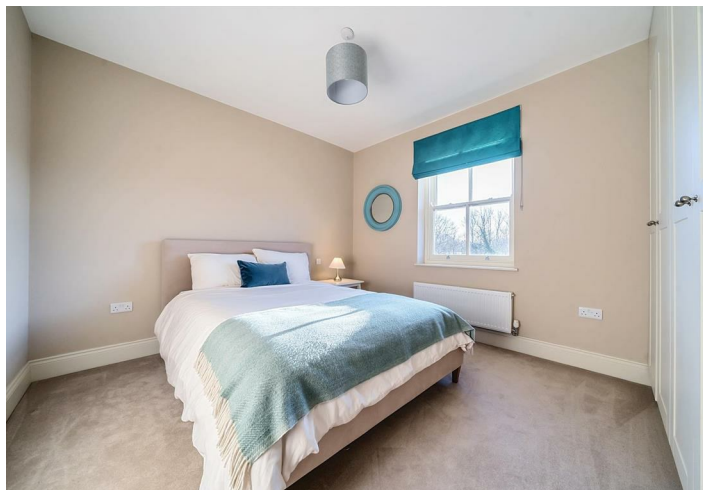
2 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



## OUTSIDE

Whelton House is approached by the private driveway that leads to the front of the property, where there is space for plenty of vehicles to be parked. To the rear there is a large, raised indian sandstone patio perfect for Alfresco dining and entertaining, with good size lawned gardens beyond.

## GENERAL REMARKS

### FIXTURES AND FITTINGS

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

### TENURE

Freehold. Purchasers must confirm via their solicitor.

### SERVICES

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

### COUNCIL TAX

The property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

### VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.  
Tel: 01743 236444. Email: [shrewsbury@halls.gb.com](mailto:shrewsbury@halls.gb.com)





FOR SALE

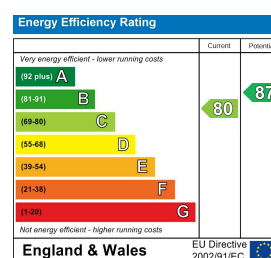
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



Halls 1845

01743 236 444

**Shrewsbury Sales**

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