

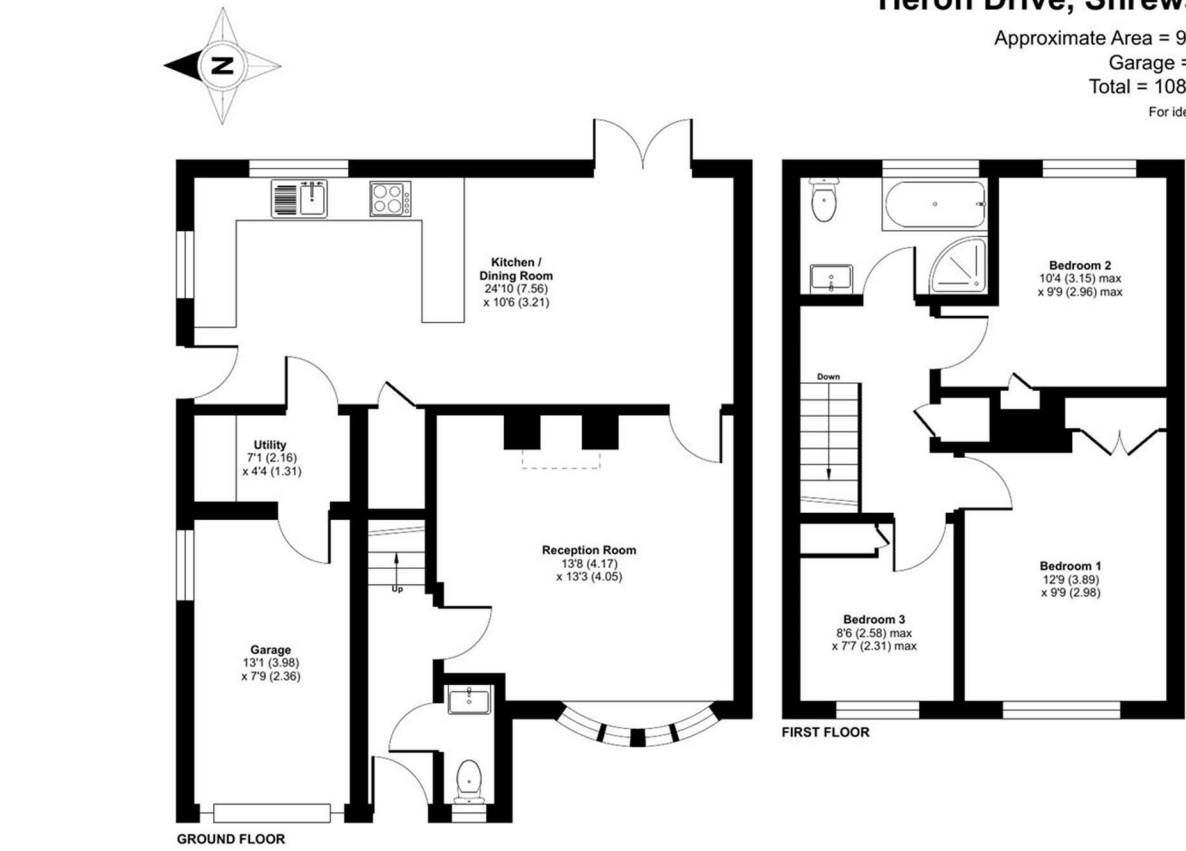
FOR SALE

17 Heron Drive, Shrewsbury, SY1 4UG



Heron Drive, Shrewsbury, SY1

Approximate Area = 984 sq ft / 91.4 sq m
Garage = 96 sq ft / 8.9 sq m
Total = 1080 sq ft / 100.3 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). © nñchecom 2025. Produced for Halls. REF: 1244448



FOR SALE

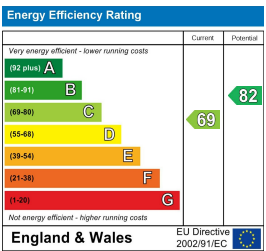
Offers in the region of £320,000

17 Heron Drive, Shrewsbury, SY1 4UG

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



An updated and remodelled family home, offering superb modern family living accommodation and good size gardens, situated in a popular suburban location.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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2 Reception
Room/s


3 Bedroom/s


1 Bath/Shower
Room/s



- Open Plan kitchen/dining/family room
- 3 bedrooms
- Family bathroom
- Good size gardens
- Private driveway parking
- Garage

DIRECTIONS

From Shrewsbury Town Centre, follow Castle Foregate and continue straight ahead at the mini roundabout, eventually reaching the Heathgates roundabout. Take the second exit on to Sundorne Road, go straight over the mini roundabout and at the next roundabout take the first exit left into Featherbed Lane. Take the first turning right into Alberbury Drive and continue along, taking the right turn into Long Pack and the second right into Heron Drive, where the property will be seen on the left hand side.

SITUATION

Heron Drive is situated in the centre of this established residential area towards the north-eastern outskirts of Shrewsbury. There are a selection of local amenities including shops, various retail outlets and Morrisons supermarket, together with schools and a bus service. Commuters will also find that quick access is provided to the A49 bypass which links to the A5 and M54 motorway through to Telford and on to the M6.

DESCRIPTION

17 Heron Drive is a recently updated and remodelled family home, that will no doubt have high market appeal. The property now provides a spacious kitchen/dining/family room stretching the width of the house with French doors leading to a decked area with the gardens beyond. The kitchen with a large range of floor and wall units, integrated appliances, breakfast bar and pantry cupboard is a great space and the hub of the house. The kitchen area also has a side access to the outside and a door to the utility room with integral garage beyond. The entrance hall with guest WC, has the staircase leading to the first floor and a door leading to the large living room, with a feature fireplace and bow window over looking the front of the property.

On the first floor there are 3 bedrooms that all have built in wardrobe space and a family bathroom with separate walk in shower and bath.

ACCOMMODATION

ENTRANCE HALL

With staircase to first floor.

GUEST WC

LIVING ROOM

With feature fireplace and bow window.

KITCHEN DINER

UTILITY

FIRST FLOOR LANDING

BEDROOM ONE

Built in wardrobes, window to front.

BEDROOM TWO

Built in wardrobes, window overlooking rear gardens.

BEDROOM THREE

Built in wardrobes, window to front.

BATHROOM

Providing a white suite comprising low level WC, wash hand basin, corner shower cubicle and panelled bath.

OUTSIDE

The property is approach by a tarmac driveway, with parking for several vehicles that leads to the garage.

GARAGE

THE GARDENS

Tot he front of the property, there is a lawned garden to the side of the driveway. There is side access to the rear gardens that are mainly laid to lawn, with flagstone patio area and slightly raised decked area.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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

COUNCIL TAX

The property is in Council Tax band 'D' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.