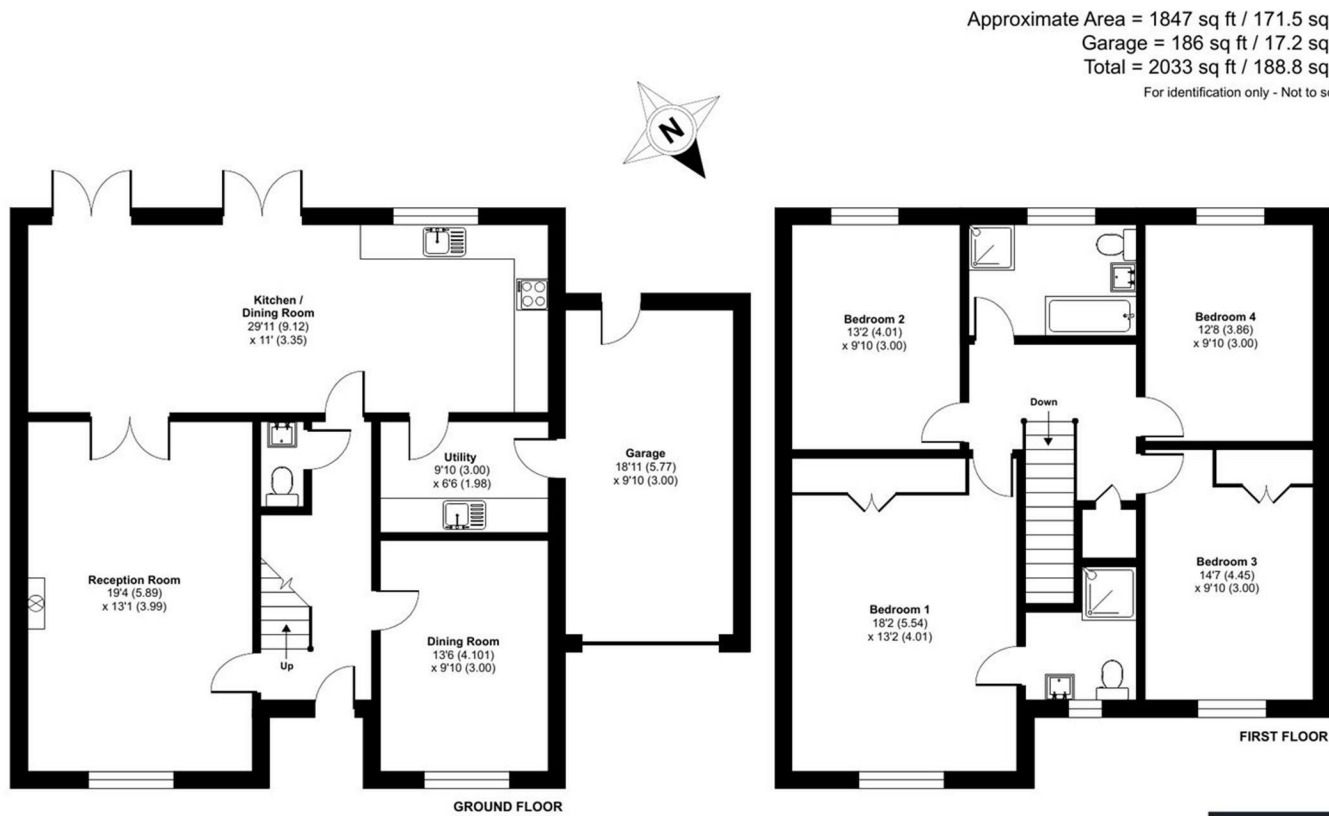


FOR SALE

1 Nursery Meadows, Shrewsbury, SY1 2PS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Halls. REF: 1247604



FOR SALE

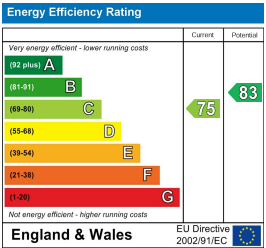
Offers in the region of £495,000

1 Nursery Meadows, Shrewsbury, SY1 2PS

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 attractive modern family home, set on a corner plot on this sought after quiet development on the outskirts of Shrewsbury town centre.



01743 236444

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



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Close to town amenities.



2 Reception
Room/s



4 Bedroom/s



1 Bath/Shower
Room/s



- Over 1,500 sq ft
- 4 Bedroom Detached House
- Open plan kitchen/dining/family room
- Private driveway and garage
- West facing gardens
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury town centre, proceed along Chester Street heading out of town onto Coton Hill. Turn left at the traffic lights onto Berwick Road and take the second right turn onto Corporation Lane . Proceed along Corporation Lane where Nursery Meadows will be found on the right hand side. The property is the first on the left hand side.

SITUATION
The property occupies a truly enviable position on this small, select development a short stroll from the Town Centre. Set on the edge of Coton Hill bordering onto open farmland there are a good range of local amenities including schools, a supermarket and public houses. The property is within the catchment area for Greenfields Primary School, and a short walk to Mount Pleasant Primary School. The property is within striking distance of tranquil countryside walks, as well as riverside walks leading to the medieval town centre of Shrewsbury. Commuters will be pleased to know that access is also readily accessible to the Shrewsbury town centre with an easy walk to the railway station, in addition to the local bypass which then links up to the M54 motorway network.

DESCRIPTION
This impressive home offers incredibly spacious and flexible modern family living accommodation, and is perfect for those who love to entertain, have a growing family, work from home or even multi generational living. Offering over 1,500 sq ft of flowing accommodation that includes 4 double bedrooms, 2 receptions and a kitchen/dining/family room stretching the width of the property, this is a property that must be viewed.

ACCOMMODATION
Storm porch with composite door leading to:-

RECEPTION HALL
With staircase rising to first floor and doors giving access to:-

GUEST WC
With a WC and wash hand basin.

LIVING ROOM
With UPVC double glazed window to the front, feature fireplace with timber surround and double doors leading to:-

OPEN PLAN KITCHEN DINING LIVING AREA
Comprising a range of eye level and base units with built-in cupboards and drawers, plenty of worksurface area, one and half sink and drainer with a mixer tap, free standing range oven with extractor hood over, island unit inset with shelving, storage and wine rack, integral dishwasher, fridge and microwave, double glazed rear facing window, tiling to splash areas, double glazed rear facing French doors to garden patio, further double glazed French doors to patio, door to utility room, double doors to lounge, ceramic tiled floor,

UTILITY ROOM
With a sink and drainer, worksurface, integral fridge, base and wall unit, plumbing for a washing machine, access door to garage.

DINING ROOM
With UPVC double glazed window to front.

FIRST FLOOR LANDING
Airing cupboard ad doors off and to:-

BEDROOM ONE
With UPVC double glazed window to front and a large built-in wardrobe.

EN-SUITE SHOWER ROOM
With tiled shower cubicle, low flush WC, pedestal wash hand basin, part tiled walls.

BEDROOM TWO
UPVC double glazed window to rear.

BEDROOM THREE
UPVC double glazed window to the front and a large built-in wardrobe.

BEDROOM FOUR
UPVC double glazed window to the rear.

BATHROOM
With panel enclosed bath, shower cubicle with thermostatic shower, sink and pedestal, low flush WC, double glazed rear facing window, tiling to splash areas, towel radiator.

OUTSIDE
To the front of the property is a tarmac driveway providing ample off road parking, lawned front garden, access to garage. To the rear is the westerly facing gardens, with paved patio area leading to a lawned rear garden that wraps around to the side lawned garden, the garden is fully enclosed with fence panels to sides and rear with a side gate leading to the front.

GARAGE

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 all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX
The property is in Council Tax band 'E' on the Shropshire Council Register.

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