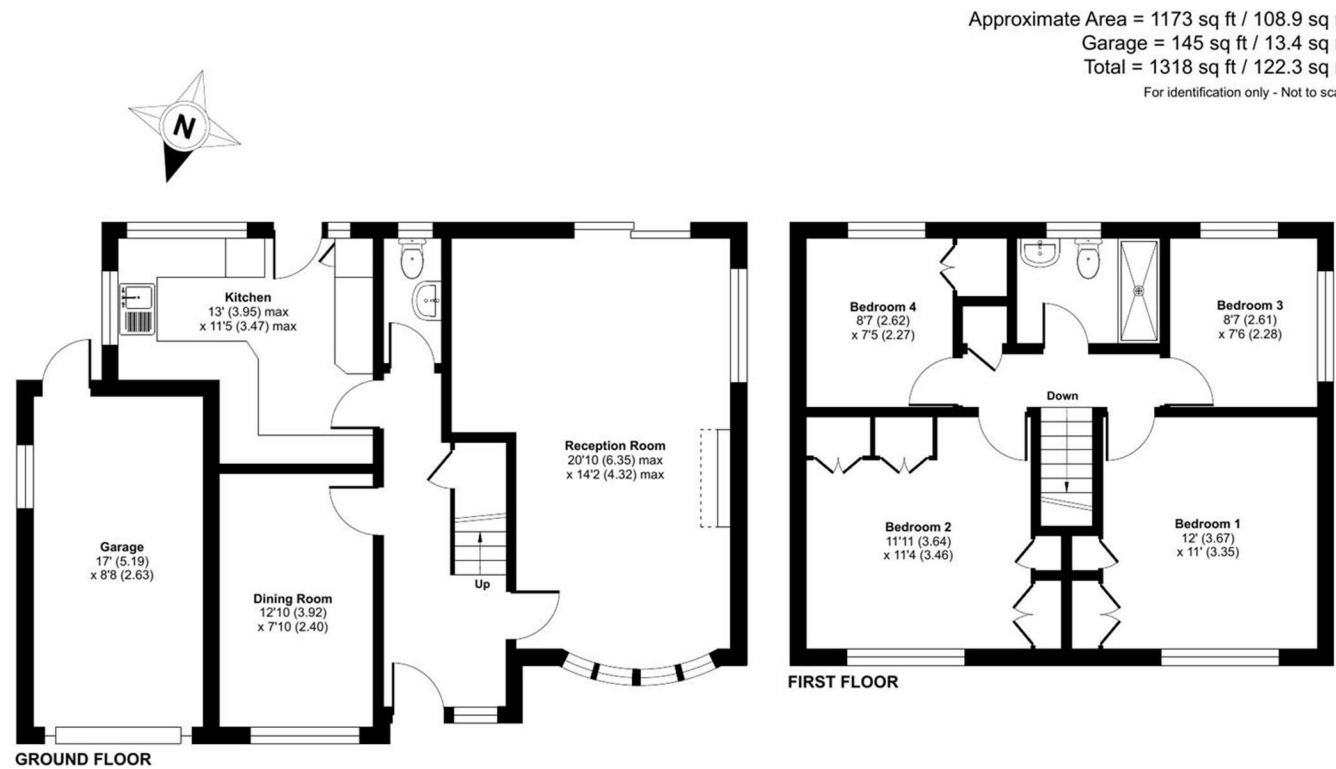


FOR SALE

10 Abbotsfield Drive, Shrewsbury, SY2 6DJ



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Halls. REF: 1262529

FOR SALE

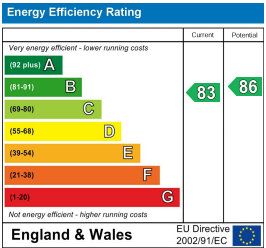
Offers Over £400,000

10 Abbotsfield Drive, Shrewsbury, SY2 6DJ

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 immaculately presented detached family home that has lovely rear south facing gardens situated in an incredibly popular location




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



- NO ONWARD CHAIN
- Well proportioned reception rooms
- 4 Bedrooms
- Scope for updating and renovation in areas
- Private driveway and garaging
- Beautiful south facing rear gardens

DIRECTIONS

From Shrewsbury Town Centre proceed over the English Bridge and continue along Abbey Foregate to the Lord Hill roundabout by the Shire Hall. Take the third exit onto Wenlock Road and after a short distance turn right onto Sutton Road. Proceed along Sutton Road taking the right turn into Abbotsfield Drive and the property will be found after a short distance on the left hand side.

SITUATION

The property is attractively situated in an appealing conservation area of the town, which is convenient for a number of local amenities including schools and shops, whilst the town centre is within a good walk and offers an excellent range of shops, leisure facilities and a rail service. Commuters will find that there is ready access to the A5 linking through to the M54 motorway, through to Telford and thereon to the M6 motorway.

DESCRIPTION

10 Abbotsfield Drive is a highly desirable and particularly spacious modern detached house. The accommodation is immaculately presented and is particularly versatile in its use. There is also scope for the property to be updated and remodelled should a purchaser feel the desire to do so.

To the ground floor has a large L shaped living room with a fireplace with gas insert with sliding doors leading to the rear patio. There is a spacious kitchen which provides a range of units and integral appliances. There is also a second good size reception room and separate guest WC,

To the first floor, there are four bedrooms, 3 of which have built in wardrobes and are served by the family shower room.

The accommodation includes:

RECEPTION HALL

SITTING ROOM

DINING ROOM

KITCHEN/BREAKFAST ROOM

GUEST WC

FOUR BEDROOMS

FAMILY BATHROOM

OUTSIDE

The property is approached over a private driveway with space for several vehicles. This leads to the attached garage.

THE GARDENS

To the front the gardens offer neatly maintained lawns together with low maintenance floral borders. The majority of the gardens are positioned to the rear which are a most attractive feature and are south facing. Adjacent to the rear of the property is a generous patio that spans the entire width of the plot offering an excellent outdoor entertaining space flanked by brick edged herbaceous borders. Steps then lead down to a lawned area flanked on both sides and to the rear by further well stocked borders. External cold water tap.

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.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested. There are solar panels to the rear elevation of the property.

TENURE

Freehold. Purchasers must confirm via their solicitor.

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.