

**FOR SALE**

Offers in the region of £625,000

28 Brackley Drive, Shrewsbury, SY3 8BX

An impressive and spacious modern family house, situated in a lovely setting, that has stylish, light and an immaculately presented interior, with well proportioned rooms that have been updated and remodelled to offer superb family living accommodation.





Close to town amenities.



- Fantastic family home
- Spectacular garden room
- Professionally designed sitting room
- Kitchen/Breakfast family room
- Detached home office/gym
- Sought after location

## DIRECTIONS

What3Words - ///defeat.atoms.just

## SITUATION

The property is beautifully positioned towards the north western outskirts of the town at the top of the Mount. Within easy reach are a range of amenities including schools and shops, together with the Royal Shrewsbury Hospital. The property is in the catchment area of many popular schools including Woodfield Primary, St Georges Junior and the Priory and Meole Brace School Academy. The well known Shrewsbury School and St Winifreds Convent are also within easy access. The town centre offers a superb range of amenities and facilities including a diverse range of shops, restaurants and the popular Theatre Severn. Commuters will be pleased to note that access can be gained via the A5 linking through to the M54 motorway and onwards to Telford. There is a rail service available in the town centre.

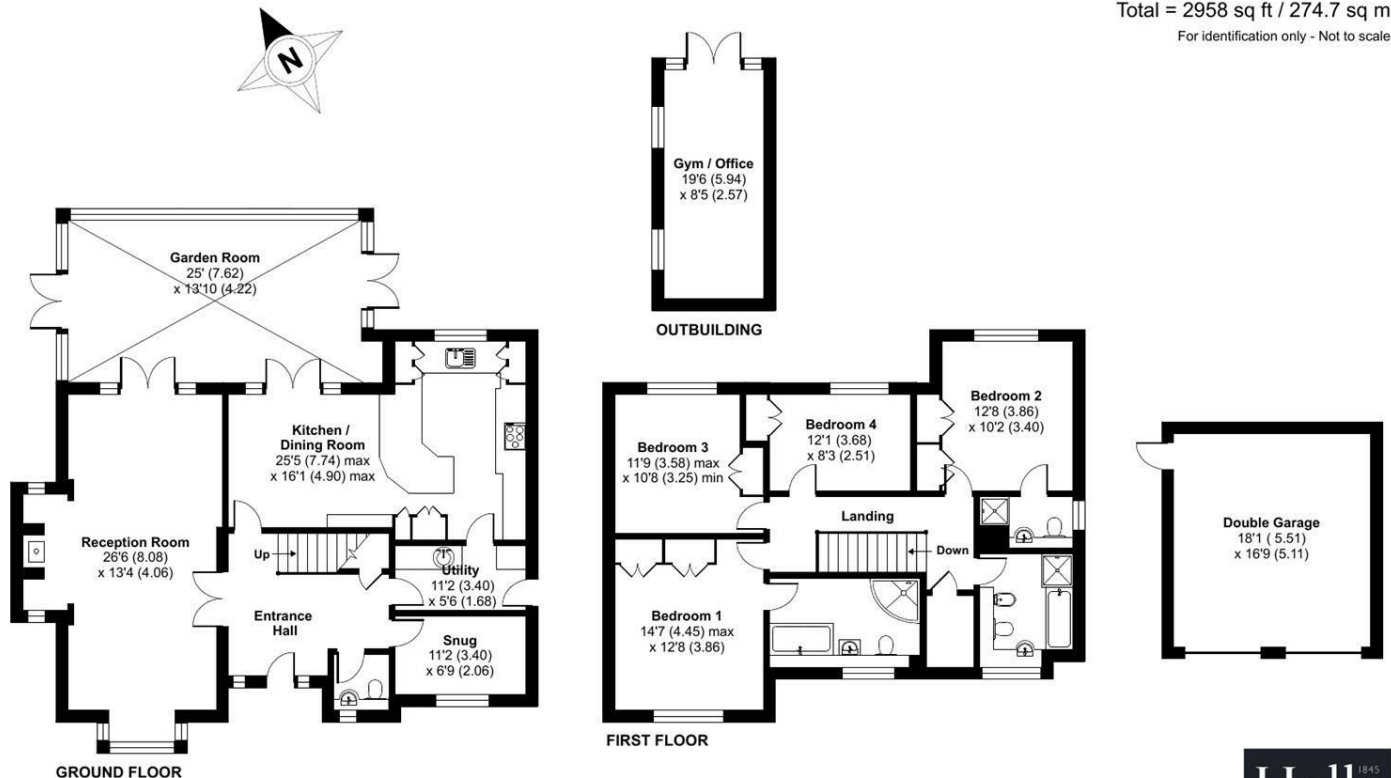
## DESCRIPTION

This incredibly impressive spacious detached house is positioned at the end of a quiet cul-de-sac in a highly desirable location. Situated 1.8 miles of Shrewsbury town centre, the property is within catchment area of a number of good schools.

The property has a wonderfully light and spacious reception hall to the front of the house, which then gives access to the majority of the ground floor accommodation. Double doors lead through to the magnificent sitting room that has been professionally updated by an interior designer and now offers a lovely bay window, wood panelling, and two sitting areas with the focus being on the large deep set fireplace. French doors then lead through to the simply spectacular garden room that links to the kitchen/breakfast room. The garden room is a fantastic entertaining room with French doors at either end leading to the patio and garden beyond.



Approximate Area = 2492 sq ft / 231.5 sq m  
 Double Garage = 302 sq ft / 28 sq m  
 Outbuilding = 164 sq ft / 15.2 sq m  
 Total = 2958 sq ft / 274.7 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). © nixcom 2025. Produced for Halls. REF: 1265963



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.





4 Reception  
Room/s



4 Bedroom/s



3 Bath/Shower  
Room/s



The kitchen/breakfast/family room has a large dining or family area, L shaped breakfast bar and a good range of wall and floor units with dark granite worktops. The "Wentworth" has a built-in dishwasher, rangemaster cooker with 5 ring gas hob with extractor above, and space for an American style fridge freezer. Next to the kitchen there is a utility room with a sink and space for a washing machine and tumble dryer and rear access to the patio, garden, office and garage. To complete the ground floor accommodation there is a further reception room that is currently used as a playroom/snug and there is a guest WC.

On the first floor there is a wonderfully proportioned principal bedroom suite with built in wardrobes and large en-suite bathroom with a separate walk in shower. There is a guest bedroom with built in wardrobes and an en-suite shower room. 2 further double bedrooms with built in wardrobes are serviced by the family bathroom with a walk in shower and fitted bath.

### OUTSIDE

To the front there is a private driveway leading to the detached double garage. The property is slightly elevated with lawned gardens either side of the steps that lead to the front door.

To the rear there is a detached office/gym that has been fully insulated with a reinforced floor added.

### THE GARDENS

To the rear, the private garden has a large patio perfect for Alfresco entertaining and a raised lawned that expands across the rear and down the side of the property.

### 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 G. 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)





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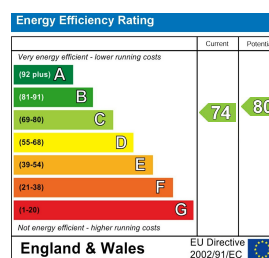
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

## Energy Performance Rating



**Halls** 1845

01743 236 444

### Shrewsbury Sales

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@halls.gb.com



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