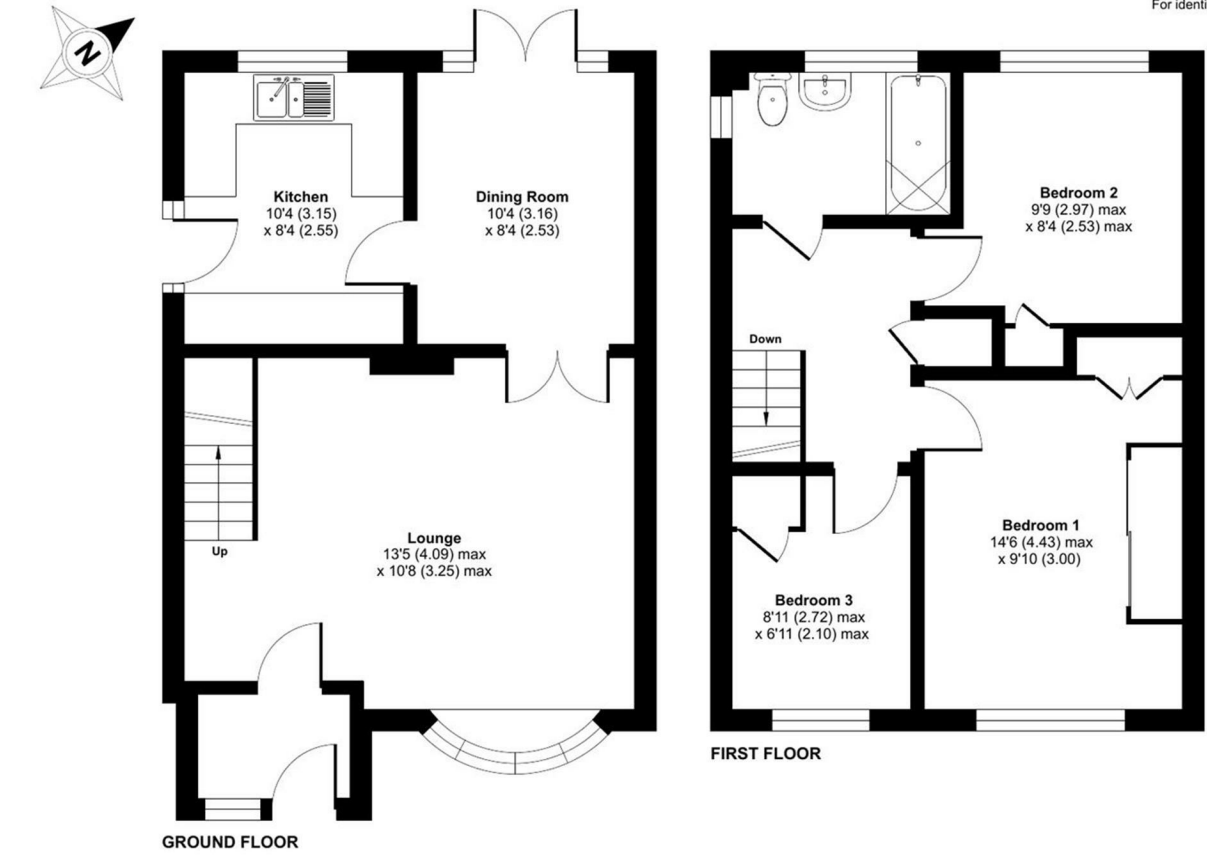


FOR SALE

7 Mallard Close, Shrewsbury, SY1 4UF



Approximate Area = 860 sq ft / 79.8 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). © nñchecon 2025. Produced for Halls. REF: 1360329



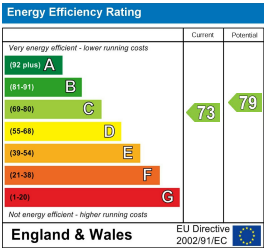
FOR SALE

Offers in the region of £245,000

7 Mallard Close, Shrewsbury, SY1 4UF

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



A well presented modern family home with private driveway and landscaped gardens set in a popular area on the outskirts of Shrewsbury.



01743 236444

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



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Close to amenities.


2 Reception
Room/s


3 Bedroom/s


1 Bath/Shower
Room/s



- Well presented throughout
- Large sitting room
- Fitted kitchen
- Dining room
- 3 bedrooms
- Private parking and gardens

DIRECTIONS
What3words - ///save.they.splash

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 third right onto Mallard Close, where the property will be found on the left hand side.

SITUATION
The property 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
An incredibly well presented three bedroom end-terraced house with lovely landscaped rear gardens and a private driveway to the front

The property comprises: entrance porch that leads through to the incredibly well proportioned sitting that has stairs leading to the first floor. Beyond, through double doors is a lovely dining room with French doors leading to the rear gardens. The fitted kitchen is located to rear and off the dining room and comes with a range of wall and floor units, built in appliances and gives access to the side of the property.

On the first floor there are three bedrooms, all of which have built in wardrobes. The bedrooms are served by the good size family bathroom with a shower over bath.

OUTSIDE
To the front there is a private driveway with lawned area to the side. There is a side access taking you to the rear private landscaped gardens that have a patio area, perfect for alfresco entertaining and lovely lawned area bordered by mature shrubs. Opposite the property there is a communal parking area with garaging available, one of which is owned and used by 7 Mallard Close.

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

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

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