



8 THE FURLONGS

BICTON HEATH | SHREWSBURY | SY3 5FW





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Close to town amenities.

A GREATLY ENHANCED AND IMPRESSIVELY EXTENDED MODERN HOUSE,
PRESENTED IN EXCELLENT ORDER, SET WITH DELIGHTFUL GARDENS ON
THIS MOST DESIRABLE DEVELOPMENT.

Highly popular development
Beautifully presented accommodation
Impressive ground floor accommodation
Generous driveway parking
Fantastic landscaped gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre, proceed over the Welsh Bridge to the Frankwell roundabout. Take the second exit along The Mount passing the petrol garage and through the traffic lights getting into the left hand lane to join the A458 Welshpool road. Continue to the first roundabout taking the left hand turning into Somerby Drive and then right into The Furlongs. The property will be found on the right hand side after a short distance.

SITUATION

The property is situated in a most desirable residential area towards the north western outskirts of the town. Within close proximity of the property are a good range of amenities including schools and shops, together with the Royal Shrewsbury Hospital. Easy access can be gained to the town centre along The Mount which feeds directly into the shopping area. Shrewsbury itself provides a comprehensive number of shops together with leisure and social facilities. Commuters will be pleased to note that ready access can be gained to the main A5 commuter route linking through to the M54 and onto Telford or alternatively north to Oswestry.

PROPERTY

A beautifully presented and impressively extended modern detached home, offering stylish and spacious living accommodation in a sought after location. This exceptional property has been thoughtfully enhanced to create a superb flowing layout, ideal for modern family living and entertaining. The ground floor features a welcoming entrance hall leading to a formal dining room, versatile family room, and the showpiece of the home — a stunning open-plan living dining kitchen. This fabulous space benefits from a lantern roof, bifolding doors to the rear garden, a fireplace with log burning stove, and a generous breakfast bar, perfect for both everyday family life and entertaining guests.

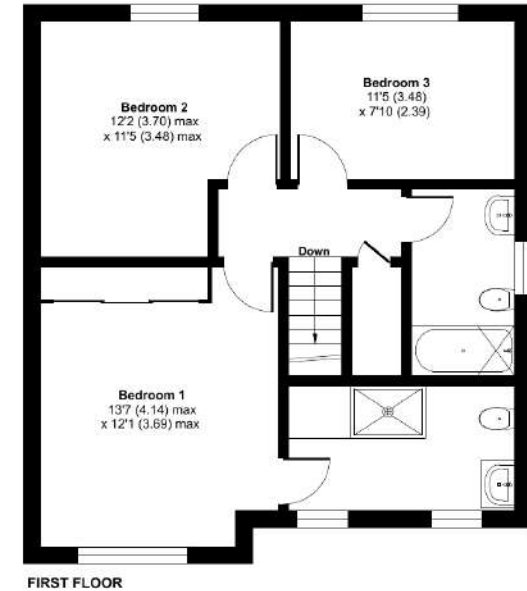
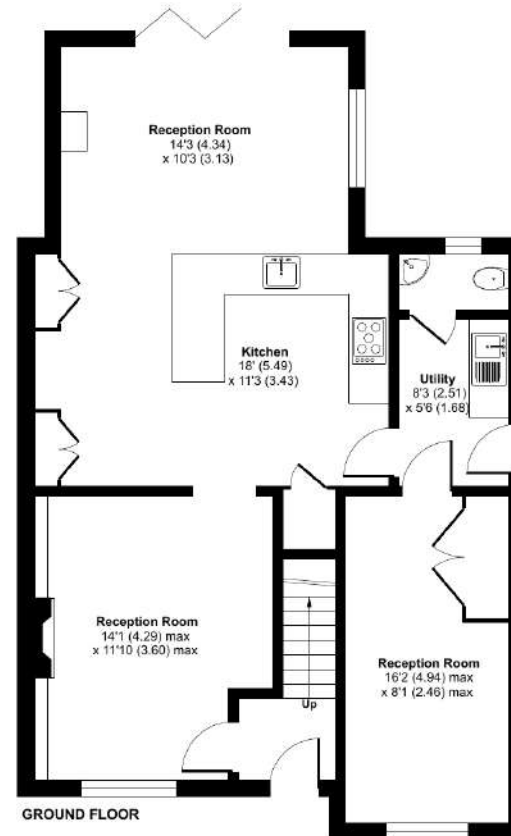


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1362812

The kitchen itself is fitted with a range of soft-close units, extensive quartz worktops, a Rangemaster dual fuel cooker, integrated Neff dishwasher, and offers excellent storage and preparation space. Completing the ground floor is a practical utility room and a guest WC.

Approximate Area = 1362 sq ft / 126.5 sq m

For identification only - Not to scale



Upstairs, the first floor provides three double bedrooms, including a principal bedroom with stylish feature wall panelling and fitted wardrobes, served by an en-suite shower room with large cubicle. The two further double bedrooms are well served by a modern family bathroom with a white suite.





OUTSIDE

Outside, the home enjoys a generous driveway with an open outlook to the front over a green space.

The rear garden is a true highlight, west-facing, beautifully landscaped with flowing lawns, a superb patio area ideal for al fresco dining, and a low-maintenance barked children's play area.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – D



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



