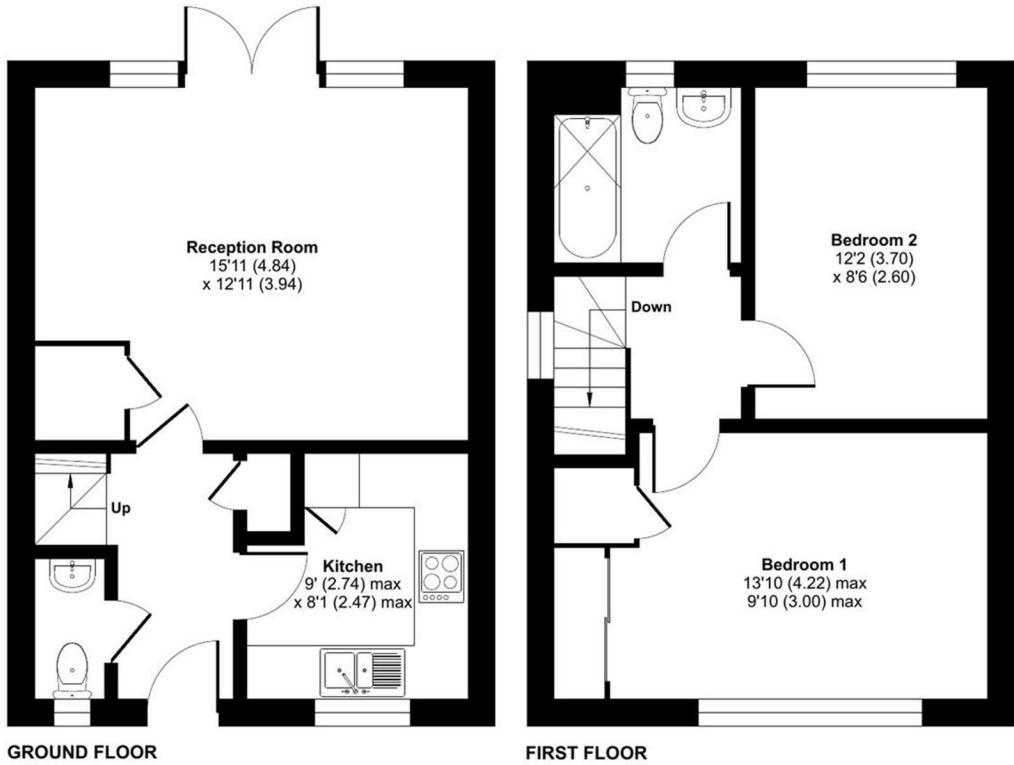


FOR SALE

14 Floreat Place, Shrewsbury, SY2 6RN



Approximate Area = 712 sq ft / 66.1 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). © nrichcom 2025. Produced for Halls. REF: 1376138



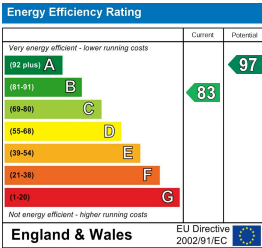
FOR SALE

Offers in the region of £250,000

14 Floreat Place, Shrewsbury, SY2 6RN

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



01743 236444

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



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Close to town amenities.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Sought after development
- Superb position for amenities and commuting
- Generously proportioned rooms
- Driveway parking for circa 2 vehicles
- Large rear gardens
- Westerly facing aspect

DIRECTIONS
From Shrewsbury, proceed over the English Bridge and carry straight on up through Abbey Foregate to The Column Roundabout. Take the third exit onto Wenlock Road and after a short distance turn right onto Sutton Road. Continue to the very end of Sutton Road and at the T-junction with Oteley Road take the right turn. At the next set of traffic lights turn left and then follow the road round to the right, taking the right turn into Floreat Place, where the property will be found.

SITUATION
The property is conveniently situated on the southern outskirts of the town and well placed for a number of local amenities including the Meole Brace Retail Park which includes Sainsburys Supermarket. Schools including The Priory and Meole Brace are easily accessible. In addition there are a small number of shops off Sutton Road, whilst Shrewsbury town centre offers a comprehensive shopping centre, excellent range of social facilities and a rail service. Commuters will be pleased to note that Oteley road quickly connects into the A5 and then through onto the M54 Motorway with Telford readily accessible.

DESCRIPTION
14 Floreat Place is a highly desirable and most appealing modern semi detached house, which will no doubt create excellent market appeal. To the ground floor, an entrance hall leads to a guest WC, fitted kitchen which contains numerous integrated appliances and a superb lounge diner with French doors leading out to the rear gardens. To the first floor, there are two sizeable bedrooms which are served by the bathroom, housing a white suite. Outside, there is allocated parking for approximately 2 vehicles, whilst the gardens which are found to the rear, are especially generous in size and provide extensive flowing lawns, flanked by raised shrubbery beds and borders. Timber and felt storage shed.

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.