



11 BOYER CLOSE

SHREWSBURY | SY2 6GS





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Close to amenities.

AN ATTRACTIVE AND BEAUTIFULLY PRESENTED FOUR BEDROOM
DETACHED FAMILY HOME, SET WITH LANDSCAPED GARDENS,
DRIVEWAY PARKING AND GARAGE IN A POPULAR DEVELOPMENT.

An attractive and well-designed four-bedroom detached modern family home
Beautifully presented throughout and ready for immediate occupation
Principal bedroom with ensuite shower room
Private landscaped gardens
Driveway providing ample parking and leading to the detached garage



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre proceed over the English Bridge and continue straight on 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 end of Sutton Road and at the T-junction with Oteley Road turn left. Proceed along Oteley Road for a short distance and turn right into Maxfield Drive. Continue ahead and at the T-junction turn left onto Fox Avenue. Take the second left turn into Boyer Close, then turn left again, where the property will be found on the left-hand side towards the bottom of the cul-de-sac.

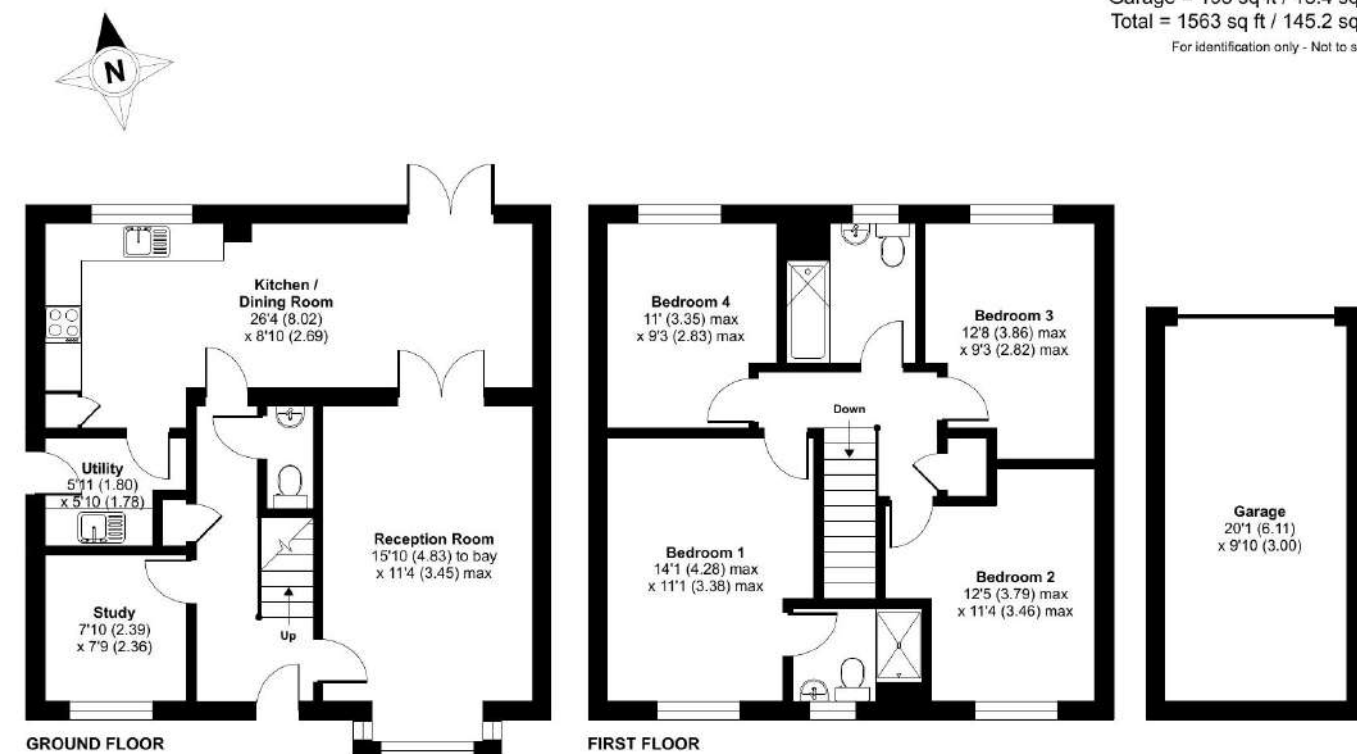
SITUATION

The property is conveniently situated on the southern outskirts of Shrewsbury and is well placed for a number of local amenities and facilities. Meole Brace Retail Park is easily accessible and provides a comprehensive range of shopping facilities including a Sainsbury's supermarket, whilst a further selection of local shops can be found just off Sutton Road.

The property is also well positioned for a number of highly regarded local schools, including The Priory and Meole Brace, whilst Shrewsbury town centre is readily accessible and offers an excellent range of independent and national retailers, cafés, restaurants, bars and social facilities, together with a railway station providing regular services to Birmingham and beyond.

PROPERTY

11 Boyer Close is an attractive and well-designed detached modern family home, which has been beautifully presented throughout and occupies a particularly pleasant private position within this popular residential development to the south of Shrewsbury.



Approximate Area = 1365 sq ft / 126.8 sq m
Garage = 198 sq ft / 18.4 sq m
Total = 1563 sq ft / 145.2 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). © richcom 2025. Produced for Halls. REF: 1515039



The property offers well-proportioned and versatile accommodation arranged over two floors, making it an ideal home for families. The accommodation is centred around a superb kitchen/dining/family room, which provides an excellent everyday living space and is fitted with a range of built-in appliances. French doors open directly onto the rear patio and landscaped gardens beyond, creating a natural connection between the house and outside space.

The principal bedroom is particularly appealing, benefitting from its own ensuite shower room, whilst there are three further bedrooms providing excellent flexibility for family, guests or home working. The property also benefits from a comfortable sitting room and family bathroom.



OUTSIDE

Outside, the property enjoys private landscaped gardens, with the rear garden providing an attractive and enclosed space for relaxing, entertaining and family use. To the front is a private driveway providing useful additional parking and leading to the garage.

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

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

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - E



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

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 or hedges.

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. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate 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 £36 (including VAT) per purchaser.



