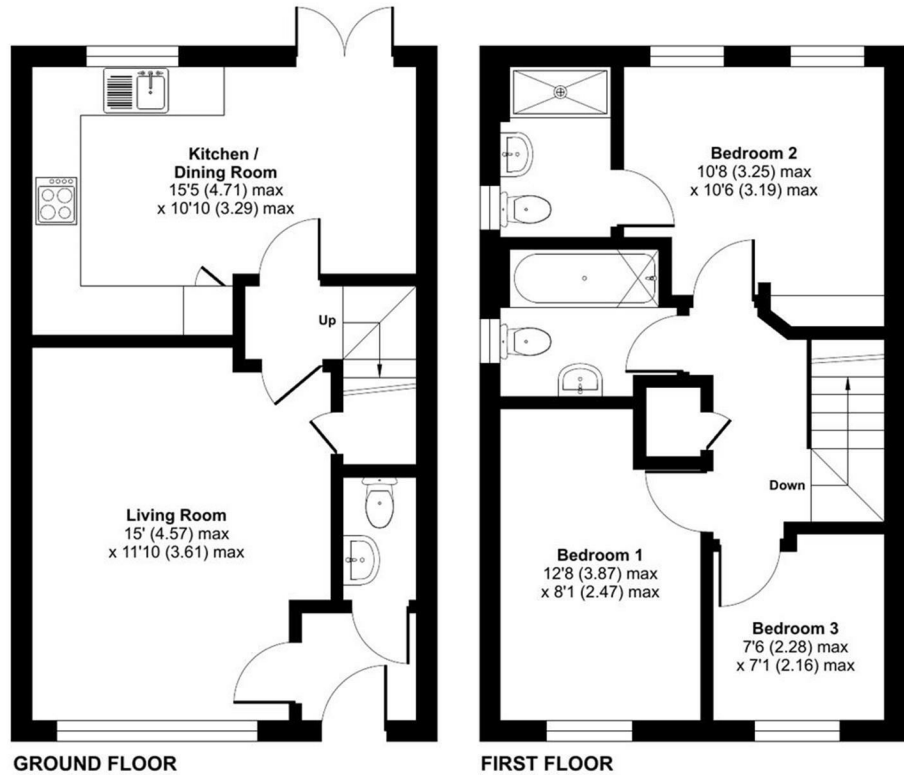


FOR SALE



3 Newitt Road, Bicton Heath, Shrewsbury, SY3 5FJ

Approximate Area = 812 sq ft / 75.4 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: 1373276



FOR SALE

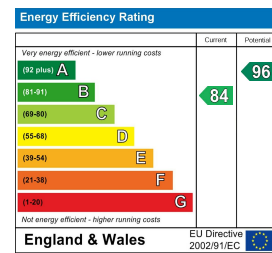
Offers in the region of £285,000

3 Newitt Road, Bicton Heath, Shrewsbury, SY3 5FJ

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 beautifully presented modern semi detached house, offering an attractively appointed living environment, set with driveway parking and generous gardens on this most popular development.



01743 236444

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Close to town amenities.



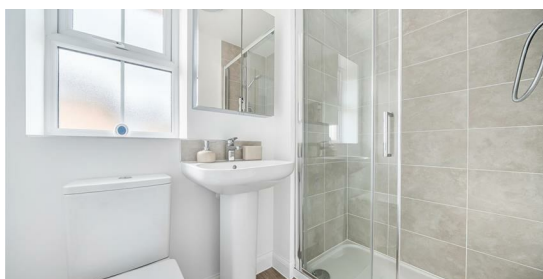
1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Popular modern development
- Beautifully presented throughout
- Neatly appointed
- Generous driveway parking
- Good sized gardens
- NO ONWARD CHAIN

DESCRIPTION

Immaculately presented three-bedroom semi-detached home located on a sought-after modern development on the western outskirts of Shrewsbury.

The ground floor features a welcoming reception hall, a bright and spacious living room, and a superb kitchen/dining room fitted with a range of contemporary units and integrated appliances. Double doors open onto the attractive rear garden, which includes a patio area ideal for outdoor dining and a neatly maintained lawn. A useful downstairs WC completes the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a modern family bathroom with a white suite.

Outside, the property enjoys a good-sized driveway providing ample off-road parking, along with a pleasant enclosed rear garden offering a perfect space for relaxation or entertaining.

An excellent opportunity to acquire a beautifully presented home in a popular residential area within easy reach of local amenities and Shrewsbury town centre.

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 'C' on the Shropshire Council Register.

VIEWINGS

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

DIRECTIONS

From Shrewsbury town centre proceed along The Mount to the Shelton traffic lights, then proceed straight ahead onto the Welshpool road and past the Co-Op supermarket on the right. Just after the right turn onto Shepherds Lane, the development will be identified on the right hand side. Proceed into the development and head round to the left, where Newitt Road will be found.

SITUATION

The property is conveniently located on the western outskirts of Shrewsbury and provides access to a number of local amenities including a Co-op supermarket, bus services, Royal Shrewsbury Hospital, a number of schools and the excellent town shopping centre. Shrewsbury also offers a rail service, whilst access is available to the A5 which links through to the east to Telford or alternatively north to Oswestry.