



4 CUNNINGHAM WAY  
SHREWSBURY | SY1 3SR





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Close to town amenities.

A BEAUTIFULLY PRESENTED AND NEATLY APPOINTED FOUR BEDROOM  
DETACHED FAMILY HOME, OFFERING SPACIOUS ROOMS AND AN  
ATTACHED GARAGE IN THIS POPULAR AREA OF TOWN.

Sought after location  
Attractively presented throughout  
Rooms of pleasing proportion  
Delightful gardens  
Off road parking with an attached garage



**Shrewsbury Office**

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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury town centre head along Chester Street and then up the Ellesmere Road. Take the right turn into the Herongate Development, follow the road all the way to the bottom and the property will be seen on the right hand side.

## SITUATION

The property is situated in an attractive position on this most popular development, which is approximately 2 miles from Shrewsbury town centre. Shrewsbury itself has a fashionable range of leisure facilities, restaurants, bars and numerous retail outlets. Commuters will be pleased to note that the property has excellent access to the A5 which links to the M54 motorway and onto the national motorway network. Purchasers should be aware that there is a rail service available in the town centre. The property is within walking distance of a lovely park and excellent primary school.

## PROPERTY

4 Cunningham Way is a highly desirable detached family home, offering stylish and well-proportioned accommodation throughout. The property overlooks a conservation area and Site of Special Scientific Interest.

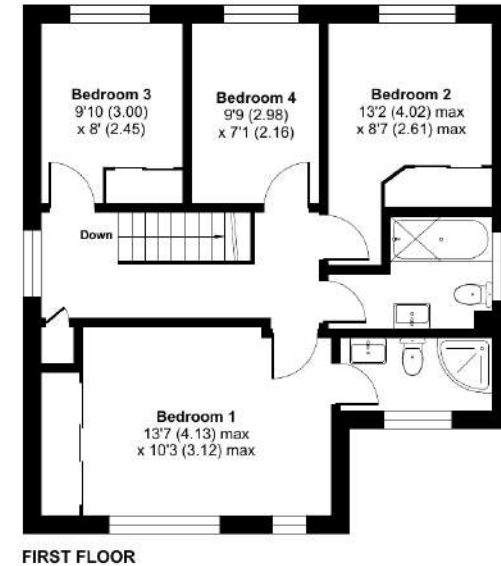
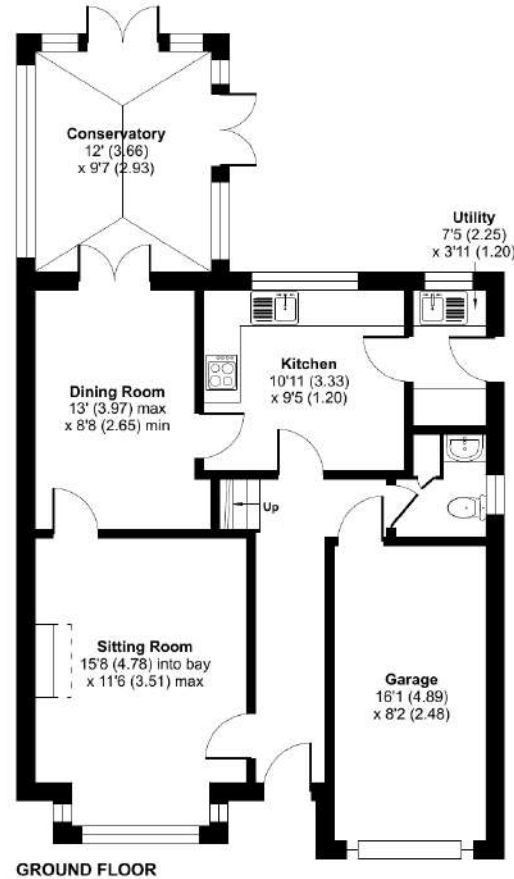
Upon entering, you are welcomed by a bright reception hall leading into an elegant sitting room featuring a charming bay window. This flows seamlessly into the dining room, creating a spacious and sociable layout ideal for both everyday living and entertaining. Beyond, the conservatory offers an additional versatile living space with pleasant views over the garden, perfect for year-round enjoyment.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1440463

The ground floor is completed by a stylish, well-appointed kitchen overlooking the rear garden, along with a practical utility room.

Upstairs, the property offers four generously sized bedrooms. The principal bedroom benefits from a modern en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Approximate Area = 1292 sq ft / 120 sq m  
Garage = 132 sq ft / 12.3 sq m  
Total = 1424 sq ft / 132.3 sq m  
For identification only - Not to scale





## OUTSIDE

Externally, the home features a beautifully landscaped and enclosed rear garden, providing a private setting for relaxation or entertaining. To the front, there is a garage and driveway, offering ample parking and storage.

## 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 – 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 outgoings 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.



