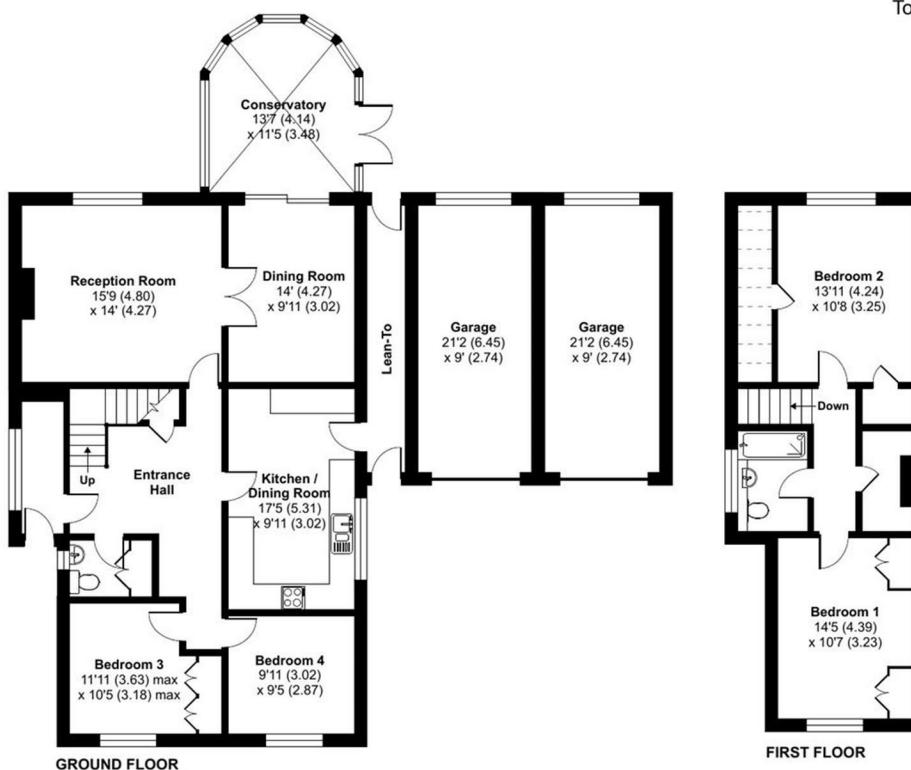


FOR SALE

65 Larkhill Road, Shrewsbury, SY3 8XJ

Halls¹⁸⁴⁵



FIRST FLOOR

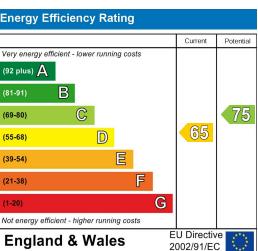
Approximate Area = 1662 sq ft / 154.4 sq m (excludes lean-to)
Limited Use Area(s) = 46 sq ft / 4.3 sq m
Garage = 380 sq ft / 35.3 sq m
Total = 2088 sq ft / 194 sq m
For identification only - Not to scale

Denotes restricted
head height

Halls¹⁸⁴⁵

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025. Produced for Halls. REF: 1369671

Energy Performance Rating



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.



FOR SALE

Offers in the region of £450,000

65 Larkhill Road, Shrewsbury, SY3 8XJ

An incredibly well-maintained four bedroom detached family home, with spacious and flexible accommodation, set with double garaging and wraparound gardens, situated in an incredibly popular part of Shrewsbury.

Halls¹⁸⁴⁵

01743 236444

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

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01743 236444

Close to town amenities.

3 Reception
Room/s

4 Bedroom/s

1 Bath/Shower
Room/s

- Located in a sought-after residential area
- 4 bedrooms, 2 reception rooms and a conservatory
- Potential for significant remodelling and extending (subject to the necessary planning permissions)
- Double garage
- Lovely private wrap around gardens
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury Town Centre proceed over the Welsh Bridge to Frankwell taking the first exit and head along Copthorne Road. Follow this road to the next roundabout and proceed straight over onto Mytton Oak Road heading towards the hospital. Take the fifth right turn signposted Swiss Farm Road and follow this road round to the left and turn immediately right onto Kingswood Road. Continue to the end and turn left onto Larkhill Road. After a distance, the property will be found on the left hand side.

SITUATION

The property is attractively situated in this highly desirable residential locality towards the western outskirts of Shrewsbury. A number of amenities are within walking distance and situated on Mytton Oak Road, whilst the Royal Shrewsbury Hospital is also within close proximity. Furthermore, there are a good selection of schools in the area together with a regular bus service and the town centre offers a comprehensive range of shopping, social and leisure amenities. Commuters will find easy access to the A5 which links through to the M54 motorway. A rail service is available in the town centre.

DESCRIPTION

65 Larkhill Road is a highly desirable detached dormer bungalow which offers well proportioned and laid out accommodation which is both adaptable and versatile in its use. The property could benefit from modernisation to certain areas but does offer double glazed windows and gas fired central heating system. The ground floor accommodation comprises a spacious entrance hall with doors leading to the two downstairs bedrooms, WC, kitchen, two reception rooms and conservatory. To the first floor, there are two further bedrooms and the family bathroom. The property is set in a delightful position and has driveway parking leading to a large garage that could quite easily be converted to further accommodation. The gardens are generous and have been extensively laid to lawn to both the sides and rear, whilst also incorporating a variety of herbaceous beds, borders and trees.

OUTSIDE

The property is approached over a tarmacadam driveway providing parking for several vehicles, whilst also giving vehicular access to the attached double garage (with power connected) and pedestrian access to the front and side of the property.

The gardens are generous in size and have been extensively laid to lawn to both the sides and rear whilst also incorporating a variety of herbaceous beds, borders and trees.

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 'E' on the Shropshire Council Register.

VIEWINGS

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