



46C THE FURLONGS

BICTON HEATH | SHREWSBURY | SY₃ 5FW

Halls 1845



46C THE FURLONGS

BICTON HEATH | SHREWSBURY | SY3 5FW

Close to amenities.

AN IMMACULATELY PRESENTED AND ATTRACTIVELY APPOINTED
SPACIOUS APARTMENT, OFFERING STUNNING ACCOMMODATION, SET
WITH TWO ALLOCATED PARKING SPACES.

First Floor Apartment
Private entrance with staircase
Spacious living accommodation
Immaculate decor
Parking for 2 cars



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@halls.gb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

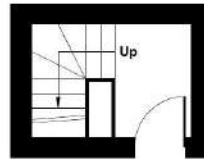
From Shrewsbury town centre, proceed over the Welsh Bridge to the Frankwell roundabout. Take the second exit along The Mount passing the petrol garage and through the traffic lights getting into the left hand lane to join the A458 Welshpool road. Continue to the first roundabout taking the left hand turning into Somerby Drive and then into The Furlongs, proceed to the end and round to the right and the apartment is located in the central hall.

SITUATION

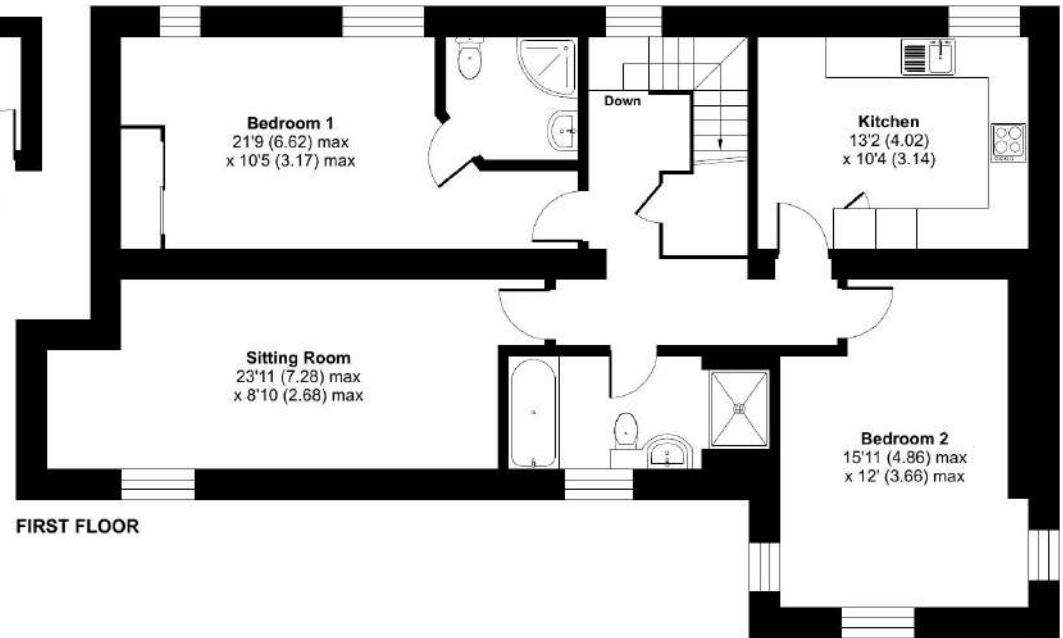
The property is situated in a most desirable residential area towards the north western outskirts of the town. Within close proximity of the property are a good range of amenities including schools and shops together with the Royal Shrewsbury Hospital. Easy access can be gained to the town centre along The Mount which feeds directly into the shopping area. Shrewsbury itself provides a comprehensive range of shops together with leisure and social facilities. Commuters will be pleased to note that ready access can be gained to the main A5 commuter route linking through to the M54 and onto Telford or alternatively north to Oswestry.

PROPERTY

46C The Furlongs is a highly desirable and individual first floor apartment providing accommodation that is presented in immaculate decorative order.



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1070 sq ft / 99.4 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). © richcom 2026. Produced for Halls. REF: 1527378



The property is approached through an entrance shared with only one other property, leading to a private entrance door and staircase rising to the accommodation. The apartment boasts a generous living room, two large double bedrooms (one of which benefits from an En-suite Shower Room) whilst the remainder is served by the main bathroom.

The kitchen diner is also of a good size and fitted with numerous units and integrated appliances. The apartment has a unique lovely and airy feel and benefits from particularly high ceilings.



OUTSIDE

The property provides two designated parking spaces. It should also be noted that there are a number of visitors' spaces available.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of leasehold tenure and vacant possession will be given on completion of the purchase.

199 years from 1 January 2016

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 - B



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.



