



11B Brookside Gardens, Shrewsbury, SY5 9PR Offers in excess of £265,000

Situated within the desirable village of Yockleton, this well-presented property at Brookside Gardens offers comfortable and practical living accommodation in a peaceful residential setting. Ideal for first-time buyers, downsizers, or those seeking village life within easy reach of Shrewsbury, the home combines convenience with a welcoming community atmosphere.

The property features bright and well-proportioned living accommodation, providing a comfortable space for both everyday living and entertaining. The kitchen is practically arranged with good storage and workspace, while the overall layout offers a balanced and functional flow throughout.

The bedroom accommodation is well sized and versatile, suitable for a range of buyer needs, including guest accommodation or home working. Bathroom facilities are conveniently positioned and designed for modern living.

Externally, the property benefits from outdoor space ideal for relaxing or enjoying the peaceful surroundings. Brookside Gardens is well placed for access to local amenities, countryside walks, and transport links into Shrewsbury and surrounding villages.

Offering a combination of village charm and everyday practicality, this property presents an excellent opportunity for buyers seeking a quieter lifestyle without compromising on accessibility.

Early viewing is highly recommended.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB

Tel: 0113 892 1166

sales@goodmove.co.uk

www.goodmove.co.uk