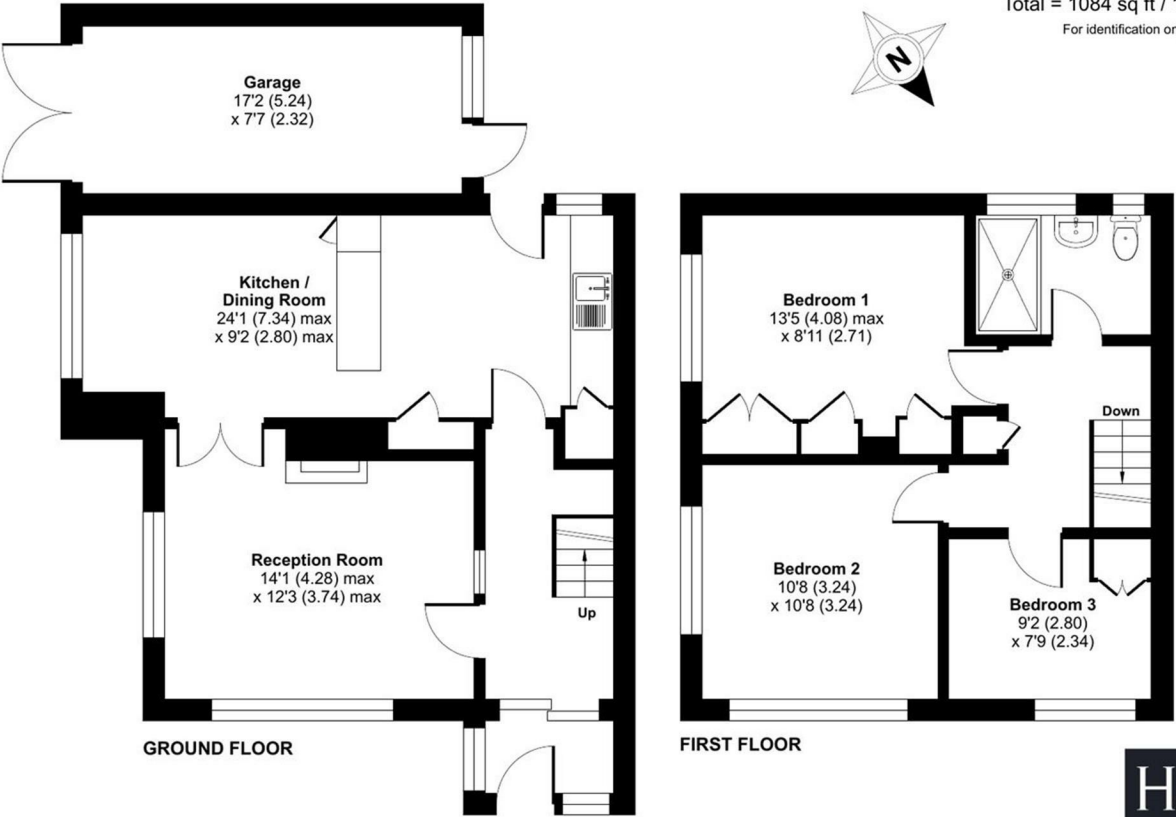


FOR SALE

25 Langholm Drive, Shrewsbury, Shropshire, SY2 5UN



Approximate Area = 953 sq ft / 88.5 sq m
Garage = 131 sq ft / 12.2 sq m
Total = 1084 sq ft / 100.7 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). © nñchecom 2026. Produced for Halls. REF: 1436961



FOR SALE

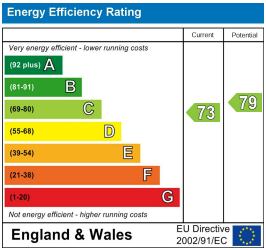
Offers in the region of £239,950

25 Langholm Drive, Shrewsbury, Shropshire, SY2 5UN

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 well maintained and spacious semi-detached family home, set on a most appealing corner plot with garage and driveway parking in this popular location.



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


1 Bath/Shower Room/s


1 Bath/Shower Room/s



- Huge scope for renovation and potential extension (STPP)
- Envable cul de sac location
- Open plan kitchen/dining room
- Front and rear gardens
- Private driveway parking and garage
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury town centre, proceed down Wyle Cop, over the English Bridge and continue along Abbey Foregate. At the traffic lights, take the left turn onto Monkmoor Road and proceed to the end. At the roundabout, proceed straight across, taking the right turn onto Conway Drive. Proceed along Conway Drive, bearing to the left and the turning to Langholm Drive will be found on the left hand side. Proceed into Langholm Drive and no. 25 will be found after a short distance.

SITUATION
The property is conveniently situated in an established popular residential locality having the benefit of a number of shops positioned on the fringe of the development. Shrewsbury town centre is only a short drive away and offers a more comprehensive range of amenities with its excellent shopping centre, leisure and social facilities together with a rail service. Commuters will also find that easy access is gained to a number of commuter routes, predominantly linking through to the M54 motorway and on to Telford.

DESCRIPTION
Situating on a generous corner plot within a quiet cul-de-sac, 25 Langholm Drive is a much-loved and exceptionally well-maintained three-bedroom semi-detached home, offering well-planned and proportioned accommodation throughout.

The property briefly comprises an entrance porch leading into a welcoming hallway, a comfortable sitting room, and an open-plan kitchen/dining room, ideal for modern family living.

To the first floor are three well-sized bedrooms and a contemporary shower room.

OUTSIDE
Externally, the property benefits from both front and rear gardens, providing ample outdoor space. A private driveway offers off-road parking, along with a garage that presents excellent potential for conversion (subject to the necessary consents), allowing for further expansion of the living space.

Additional features include UPVC double glazing and gas-fired central heating throughout.

This property offers fantastic scope for full renovation and possible extension (subject to planning permission), making it an ideal opportunity for buyers looking to personalise and add value.

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 sale 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.