



ROSEVILLE

FORTON HEATH | MONTFORD BRIDGE | SHREWSBURY | SY4 1HB





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Shrewsbury 10.1 miles | Oswestry 11.3 miles | Telford 25.5 miles
(all mileages are approximate)

A BEAUTIFULLY PRESENTED AND INCREDIBLY WELL PROPORTIONED FIVE BEDROOM FAMILY HOME, SITUATED IN AN IDYLIC SEMI-RURAL POSITION A SHORT DISTANCE TO SHREWSBURY TOWN CENTRE.

Completely updated throughout
Brand new kitchen, bathrooms, boiler, décor, and flooring throughout
3 large reception rooms, including one area that would perfect for multi-generational living
4 double bedrooms, one with an en-suite, family bathroom and bedroom 5/study
Private driveway and beautiful, landscaped front and rear gardens with wonderful countryside views



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words - ///eternity.producing.points

From Shrewsbury take the Holyhead B4380 road to Montford Bridge. Take the right turning in the village, through Forton, passing a right turning for Mytton. On reaching the next Hamlet of Forton Heath, take a left turning opposite a cream rendered property Roseville will be found on the right hand side.

SITUATION

Roseville occupies a good position in the popular hamlet of Forton Heath between the villages of Baschurch and Montford Bridge. Baschurch provides excellent amenities for a village of its size to include a Spar convenience store, well regarded public houses, takeaways, doctors surgery, village hall and the most popular secondary Corbet School. The larger centres of Shrewsbury (6 miles) and Oswestry (13 miles) are, also, within easy motoring distance providing a wider range of amenities of all kinds.

PROPERTY

Roseville is an exceptionally well-presented and generously proportioned five-bedroom family residence, occupying an idyllic rural setting on the outskirts of Shrewsbury, whilst remaining conveniently positioned just a short drive from the town centre and its excellent range of amenities.

Having undergone a comprehensive programme of refurbishment and improvement, the property now offers beautifully appointed accommodation throughout, finished to an exacting standard and ideally suited to modern family living. The current owners have meticulously updated the home, including the installation of a superb new kitchen and bathrooms, a new boiler, complete redecoration, and new flooring throughout, creating a turnkey home requiring no further works.



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: 1456031

The heart of the property is the striking contemporary kitchen, thoughtfully designed with an extensive range of fitted wall and floor cabinetry, integrated appliances, and delightful views over the rear garden. The accommodation is both versatile and substantial, extending to three impressive reception rooms which provide excellent flexibility for family life and entertaining alike.

Of particular note is a large ground-floor reception room with an adjacent shower room and secondary kitchen/utility area, offering excellent potential for use as a self-contained annexe. This arrangement is ideally suited to multi-generational living, guest accommodation, or independent teenage space.

The first floor provides four spacious double bedrooms, including an elegant principal suite with en suite facilities, together with a well-appointed family



bathroom. A fifth bedroom currently serves as a study, offering flexibility for home working or additional bedroom accommodation if required.

OUTSIDE

Externally, the property enjoys a peaceful and highly desirable setting, combining the charm of semi-rural living. There is a private driveway leading to the front of the house with beautiful, landscaped front and rear gardens with wonderful countryside views.

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

We understand that the property has the benefit of mains water and electric. Drainage is provided to a treatment plant. Oil fired central heating. 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 – E



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.



