



77 GAINS AVENUE
BICTON HEATH | SHREWSBURY | SY3 5EJ





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Close to town amenities.

A STYLISH MODERN TERRACED HOME OFFERING GENEROUS
ACCOMMODATION SET WITH REAR LANDSCAPED GARDENS AND
PRIVATE PARKING ON THE WESTERN FRINGE OF SHREWSBURY.

Beautifully presented and tastefully updated throughout
Superb open-plan kitchen, dining and living space
Two well-proportioned bedrooms and a family bathroom
Landscaped rear gardens designed for low-maintenance enjoyment
Private parking and excellent access to Shrewsbury town centre



Shrewsbury Office

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SY1 1QJ

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3words: ///pens.refills.repaid

From Shrewsbury proceed up the Mount and at the traffic lights continue straight across keeping the Oxon pub on your right hand side. Proceed past the Co-op on the right hand side and after a short distance bear left into Gains Park Way. Continue along taking the first available left turn into Gains Avenue. Continue along Gains Avenue and bear round to the right at a sharp bend and the property will be seen on the left hand side.

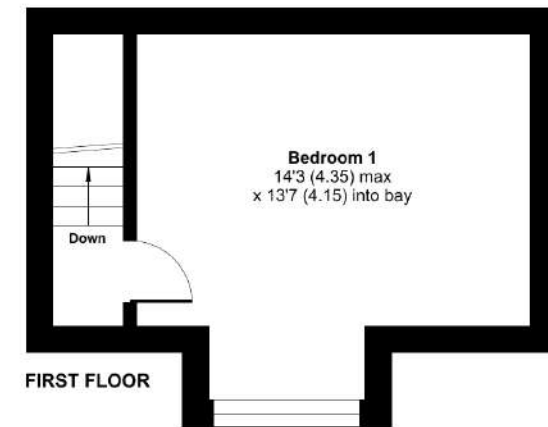
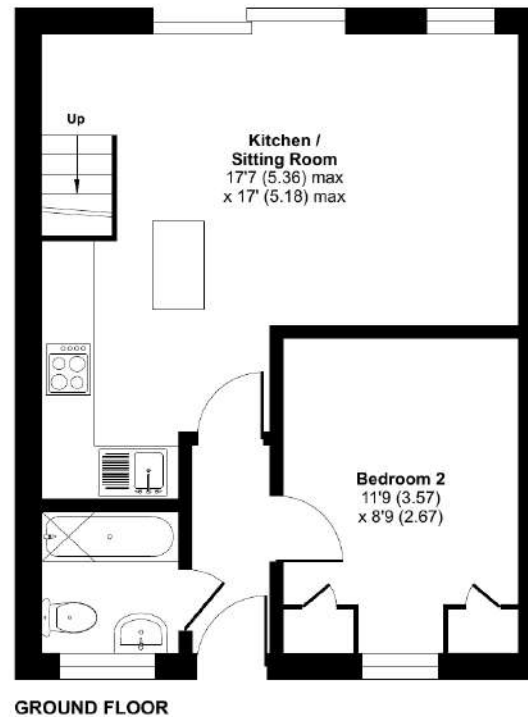
SITUATION

The property occupies a pleasant position within a popular residential development on the highly sought-after western side of Shrewsbury. Excellent local amenities are close at hand, including well-regarded schools, shops and the Royal Shrewsbury Hospital. The historic town centre offers an extensive range of independent boutiques, restaurants, cafés and leisure facilities, while the nearby bypass provides swift access to the M54 motorway network and beyond.

PROPERTY

A beautifully presented and thoughtfully remodelled two-bedroom mid-terrace home, offering bright and contemporary accommodation ideally suited to modern living. Situated within a highly regarded residential development on the western outskirts of Shrewsbury, the property combines stylish interiors, landscaped gardens and private parking with excellent access to local amenities, schools and transport links.

The property has been cleverly remodelled to create an attractive open-plan layout that perfectly suits contemporary lifestyles. The welcoming living space flows seamlessly into the dining area and kitchen, creating a light-filled environment ideal for both everyday living and entertaining.



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: 1481877



The kitchen is fitted with a range of modern units and integrated appliances, providing excellent storage and preparation space. French doors open directly onto the rear terrace, extending the living accommodation outdoors during the warmer months and creating a wonderful connection with the garden. There is a double bedroom and a family bathroom finished to a modern standard on the ground floor.

To the first floor is a large principle bedroom, enjoying pleasant outlooks and offering flexible accommodation for professionals, young families or those seeking a comfortable home office.



OUTSIDE

To the rear, the property benefits from attractively landscaped gardens designed to provide an appealing outdoor space that is both practical and easy to maintain. A paved terrace adjoining the house offers the perfect setting for outdoor dining and entertaining, while the remainder of the garden provides a private and attractive backdrop to the accommodation.

Beyond the garden is the added benefit of private parking, a valuable feature for a property so conveniently positioned close to the town centre. The combination of outdoor space, privacy and parking enhances the overall appeal of this stylish home.

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

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 outgoing 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.



