



19 HIGH RIDGE WAY  
SHREWSBURY | SY3 6DJ





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Close to town amenities.

AN ATTRACTIVE FOUR BEDROOM FAMILY HOME OFFERING ROOMS OF PLEASING PROPORTION SET WITH REAR GARDENS AND OFF ROAD PARKING IN THIS HIGHLY SOUGHT AFTER LOCATION.

Excellent opportunity for complete modernisation and refurbishment  
Spacious kitchen/dining room and three versatile reception rooms  
Four well-proportioned bedrooms and family bathroom  
South-facing rear gardens with patio and raised lawn  
Private driveway and integral garage



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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

What3words - ///hood.calculating.output

From Shrewsbury town centre proceed up Porthill to the roundabout continuing straight across onto Radbrook Road. Continue to the next mini roundabout and take the left turn into Bank Farm Road. Take the fifth left turn into Torrin Drive followed by the left turn into High Ridge Way. Proceed straight ahead towards the end of the cul de sac and the property will be identified on the left hand side by a Halls for sale board.

## SITUATION

High Ridge Way occupies a prime position within the highly regarded suburb of Radbrook, one of Shrewsbury's most established and sought-after residential areas. A comprehensive range of local amenities are within easy walking distance, including a shopping centre, medical practice, cafés and everyday conveniences. The property also lies within the catchment area for highly regarded schools, including The Priory School, making it particularly attractive to families.

The historic town centre of Shrewsbury is easily accessible and offers an outstanding selection of independent shops, restaurants, leisure facilities and cultural attractions, together with excellent rail links. The nearby A5 provides swift access to the wider motorway network, including Telford, Birmingham and the West Midlands.

## PROPERTY

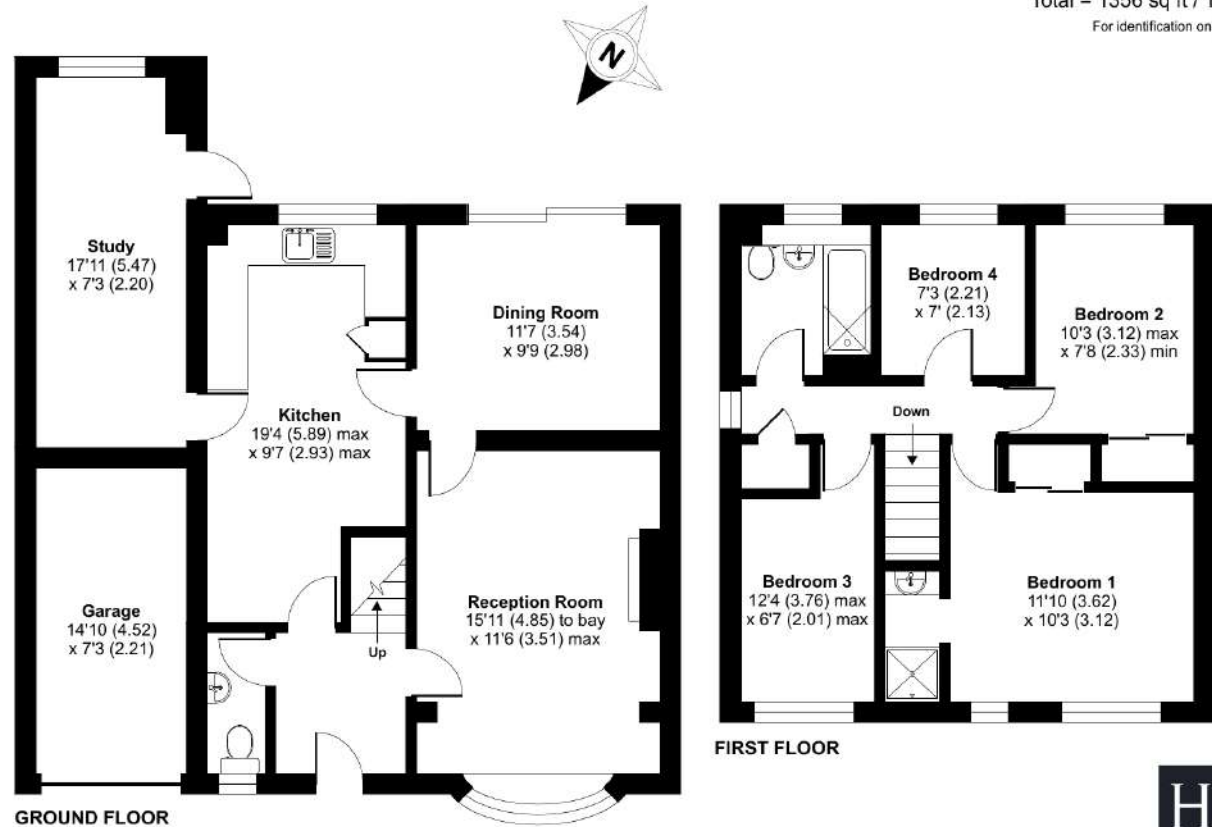
Occupying a delightful position within the ever-popular suburb of Radbrook, 19 High Ridge Way presents an exciting opportunity to acquire a spacious four-bedroom family home offering excellent scope for complete refurbishment and modernisation. Enjoying south-facing rear gardens, private parking and a garage, the property provides well-balanced accommodation and the potential to create a superb family home tailored to individual requirements.

Approximate Area = 1247 sq ft / 115.8 sq m

Garage = 109 sq ft / 10.1 sq m

Total = 1356 sq ft / 125.9 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). © n/checom 2026. Produced for Halls. REF: 1483904



The property offers generous accommodation arranged over two floors, providing an excellent foundation for refurbishment and reconfiguration to suit modern family living.

A welcoming entrance hall provides access to the principal ground floor accommodation. The kitchen/dining room offers an excellent footprint with ample space for family dining and the potential to create a contemporary open-plan living space,

subject to any necessary consents.

Complementing the kitchen are three separate reception rooms, providing exceptional flexibility for formal entertaining, family living, a home office or playroom. Large windows throughout ensure an abundance of natural light and offer pleasant views over the gardens.



The first floor comprises four well-proportioned bedrooms, all served by a family bathroom. The generous room sizes provide excellent flexibility for growing families, while the overall layout offers considerable scope for updating to modern standards.

Although requiring comprehensive modernisation throughout, the property represents an increasingly rare opportunity to create a bespoke family home in one of Shrewsbury's most desirable residential locations.

19 High Ridge Way presents a rare opportunity to acquire a substantial family home with exceptional potential, occupying a highly desirable position in one of Shrewsbury's most popular residential locations.

### OUTSIDE

To the front, the property is approached via a private driveway providing off-road parking and access to the integral garage.

The south-facing rear garden is a particular feature, enjoying an excellent orientation and offering tremendous potential for landscaping. A paved patio provides an ideal space for outdoor dining and entertaining, while steps lead to a raised lawn enclosed by mature boundaries, creating a private setting for family enjoyment.

The combination of the generous plot, sunny aspect and established surroundings provides an excellent canvas for creating an attractive outdoor environment to complement the house.

## 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 - D



### 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.



