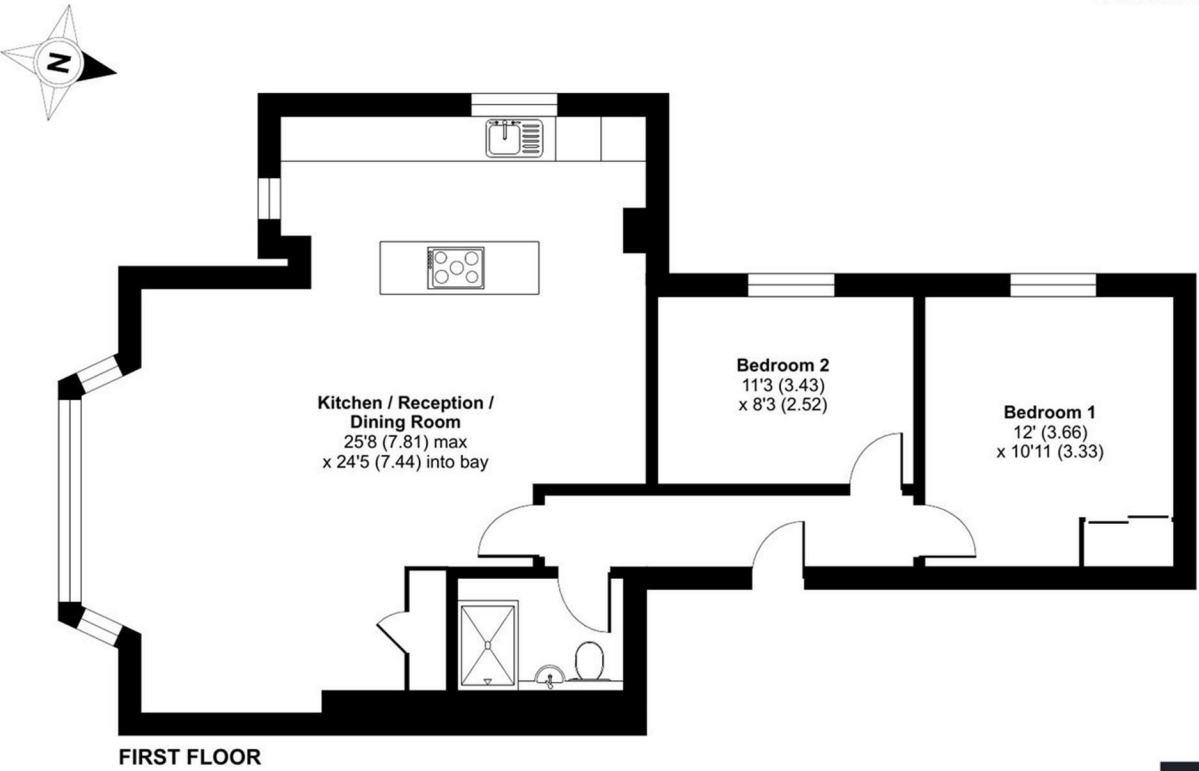


FOR SALE

32 The Furlongs, Bicton Heath, Shrewsbury, SY3 5FW



Approximate Area = 829 sq ft / 77 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 2025. Produced for Halls. REF: 1312856



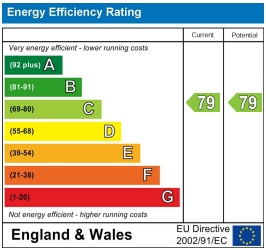
FOR SALE

Offers in the region of £275,000

32 The Furlongs, Bicton Heath, Shrewsbury, SY3 5FW

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 stunning and beautifully appointed first floor apartment, finished to an exacting and upgraded standard with the benefit of two allocated parking spaces on this highly sought after development.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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Close to town amenities.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Highly desirable and convenient location
- Sought after residential development
- Immaculately presented accommodation
- Beautifully appointed with numerous upgrades
- Two allocated parking spaces
- Access to communal gardens

DIRECTIONS

From Shrewsbury town centre, proceed over the Welsh Bridge to the Frankwell roundabout. Take the second exit along The Mount passing the petrol garage and through the traffic lights getting into the left hand lane to join the A458 Welshpool road. Continue to the first roundabout taking the left hand turning into Somerby Drive and then into The Furlongs, proceed round to the right and the apartment will be found on the right hand side.

SITUATION

The property is situated in a most desirable residential area towards the north western outskirts of the town. Within close proximity of the property are a good range of amenities including schools and shops, together with the Royal Shrewsbury Hospital. Easy access can be gained to the town centre along The Mount which feeds directly into the shopping area. Shrewsbury itself provides a comprehensive number of shops together with leisure and social facilities. Commuters will be pleased to note that ready access can be gained to the main A5 commuter route linking through to the M54 and onto Telford or alternatively north to Oswestry.

DESCRIPTION

32 The Furlongs is an elegant and spacious first-floor apartment, offering a wonderful blend of contemporary living and classic charm. Boasting high ceilings and a light-filled layout, this home is ideal for those seeking both style and comfort.

The heart of the home is the impressive open-plan living, dining, and kitchen area, beautifully finished with granite worktops and a range of high-quality integrated Neff appliances. A large bay window floods the space with natural light and offers a pleasant outlook.

There are two generous double bedrooms and a stylish modern shower room, all tastefully appointed. The property also benefits from two allocated parking spaces and access to beautifully maintained communal gardens and grounds.

ACCOMMODATION

ENTRANCE HALL

With telecom system.

FEATURE OPEN PLAN LIVING DINING KITCHEN

KITCHEN

Tiled floor and providing an extensive range of gloss soft close eye and base level units with extensive granite worksurface area over and granite upstands. Integrated Neff combination oven with warming drawer under, additional Neff oven and grill, central island with five ring stainless steel Neff gas hob unit with electronic display and fitted Neff extractor over. Integrated Neff washer dryer, integrated Neff dishwasher. Integrated Neff fridge freezer. Vaillant gas fired central heating boiler. Electric skirting level heater.

LIVING DINING AREA

Striking bay window with lovely aspect, fitted blinds, additional built in storage cupboard, high ceilings, picture rail.

BEDROOM ONE

Built in mirror fronted wardrobes with storage cupboards over. Tall windows with fitted blinds.

BEDROOM TWO

Triple aspect, double level windows with fitted blinds.

SHOWER ROOM

Providing a modern white suite comprising a low level WC with hidden cistern, wash hand basin set in vanity unit, large walk-in shower cubicle with Grohe mains fed shower, heated towel rail.

OUTSIDE

Two designated parking spaces. In addition, there are visitor spaces available.

Residents have the benefit of access to various pockets of outdoor space, which are predominantly attractive seating areas over looking the communal grounds.

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 particulars are included in the sale.

TERMS OF LEASE

Leasehold. Purchasers must confirm via their solicitor.

199 year lease - start date 01.01.2016
Ground rent - £282 per annum
Service charge - £890 per 6 month period

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.