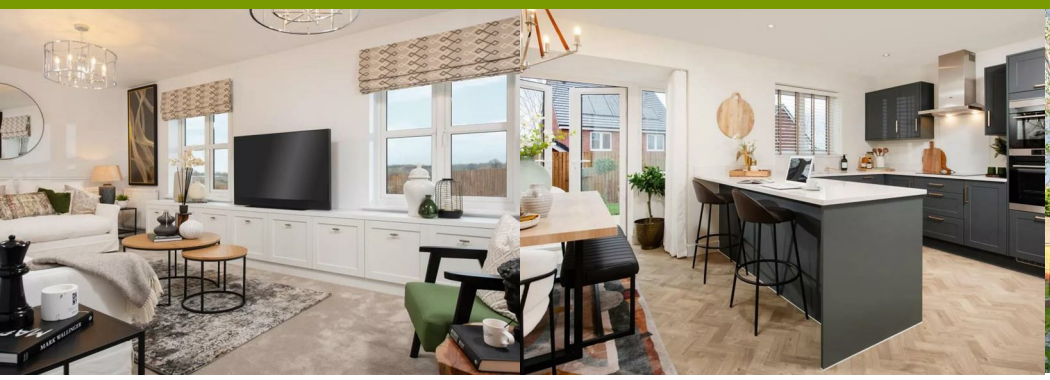


# PLOT 79 - THE BASWICH DARWIN'S EDGE

## HEREFORD ROAD | SHREWSBURY | SHROPSHIRE | SY3 9NB





***OPEN DAY SATURDAY 14TH NOVEMBER 2026***

An attractively designed and wonderfully appointed detached family home, offering a delightful living environment, set with garage and lawned gardens on this most sought after residential development.

**Price Guide £439,995**





1 4 2

- **1338 sq ft**
- **2 year Bellway warranty**
- **10 year insurance protection from the National Housing Building Council**
- **Excellent specification**
- **Driveway parking**
- **Patio and lawned gardens**

## DIRECTIONS

From Shrewsbury town centre, proceed over the English Bridge and onto the gyratory system, heading for Coleham. Continue onto Belle Vue Road which links onto Hereford Road and head over the railway bridge until reaching the traffic lights by the Esso petrol station. Proceed straight ahead, over the next roundabout, passing Sainsburys on the left hand side and at the next set of traffic lights, take the left turn into the Darwin's Edge Development.

## SITUATION

Darwin's Edge is a delightful development of two, three and four bedroom homes, positioned to the south westerly side of the popular market town of Shrewsbury. The development sits in a sought after residential area, having a number of amenities close by, including the Meole Brace Retail Park and golf club, with the town centre easily accessible and offering an extensive and fashionable range of both social and leisure facilities, together with a rail service. There are a number of excellent schools within close proximity and commuters will find the development is well placed with access to a number of routes, including the A5 ring road, which links through to the M54 motorway to Telford, and thereon to the West Midlands conurbations.

## DESCRIPTION

Plot 79 is a spacious and delightfully appointed detached family home positioned opposite an open grassed area. The ground floor accommodation offers a generous living room, open plan kitchen diner, utility room and guest WC. To the first floor, there are four bedrooms, the principle of which has an en-suite shower room, whilst the remaining three are served by the bathroom. From the first floor accommodation there are far reaching views over the surrounding area and towards Haughmond Hill. Outside, there is a block paved driveway which offers a generous amount of parking and leads to the detached garage. The gardens are mostly located to the rear and provide a flagged patio seating area, with good sized flowing lawns. Purchasers should be aware that the main front image is of Plot 4 and is being used for illustrative purposes.

## ACCOMMODATION

Storm porch with panelled entrance door leading into:-

## ENTRANCE HALL

Amtico flooring, with staircase rising to first floor, built in understairs storage cupboard, panelled doors off and to:-

## GUEST WC

6'5" x 4'11" (1.96m x 1.52m)
Providing a white suite comprising low level WC with hidden cistern, wash hand basin with Bristan mixer tap. Part tiled walls, tiled splash, extractor fan.

## LIVING ROOM

10'11" x 21'5" (3.33m x 6.54m)
With dual aspect windows.

## OPEN PLAN KITCHEN/DINER

14'4" (inc. bay) x 21'5" (inc. bay) (4.39m (inc. bay) x 6.54m (inc. bay))
Providing an attractive range of soft close eye and base level units, comprising cupboards and drawers with generous work surface area over and incorporating a one and half bowl Leisure stainless steel sink unit and drainer with mixer tap, integral Zanussi electric oven and grill with Zanussi microwave combination oven over. Integral Zanussi dishwasher. Four ring Zanussi stainless steel gas hob unit with fitted filter hood over. Integral fridge/freezer. Amtico flooring, ceiling downlighters, twin glazed french doors leading out onto the rear gardens.





## UTILITY ROOM
7'9" x 5'9" (2.37m x 1.77m)
With fitted worktop incorporating Leisure stainless steel sink unit and drainer with mixer tap, storage cupboards under, space and plumbing for washing machine, wall mounted Ideal Logic gas fired central heating boiler, built in storage cupboard, panelled part glazed UPVC access door to side.

## FIRST FLOOR LANDING
With access to loft space, useful built in storage cupboard and doors off and to:-

## BEDROOM ONE
12'4" x 11'1" (3.77m x 3.38m)

## EN-SUITE SHOWER ROOM
5'9" x 7'8" (1.77m x 2.35m)
With tiled floor and providing a Roche white suite, comprising low level WC with hidden cistern, wall mounted Roche wash hand basin with mixer tap over, shower cubicle with mains fed shower, inset tiling and sliding splash screen, part tiled walls and extractor fan.

## BEDROOM TWO
11'1" x 10'10" (3.38m x 3.32m)
With views in the direction of Meole Church.

## BEDROOM THREE
11'10" x 8'5" (3.63m x 2.58m)
With built in storage cupboard and dual aspect windows.

## BEDROOM FOUR
10'9" x 10'1" (3.29m x 3.09m)
With aspects toward Meole Church and towards Shrewsbury town centre.

## BATHROOM
7'2" x 6'5" (2.20m x 1.98m)
With tiled floor and providing a Roche suite comprising low level WC with hidden cistern, wash hand basin with Bristan mixer tap over, panelled bath, part tiled walls and tiled splash, shaving connection point, ceiling downlighters, extractor fan and wall mounted heated towel rail.

## OUTSIDE
The property is approached up steps leading to the main front entrance door. A flagged path extends down the side of the property, leading to a tarmacadam driveway with ample parking which also provides access to the garage.

## GARAGE
With metal up and over entrance door, electric car charging point.

## THE GARDENS
To the front, the gardens offer low maintenance borders, containing a number of different specimen shrubs and plants. A timber gate either side then gives access to the rear where the majority of the gardens can be found. Adjacent to the rear of the house is a flagged patio seating area with adjoining flowing lawns. External cold water tap.

## GENERAL REMARKS

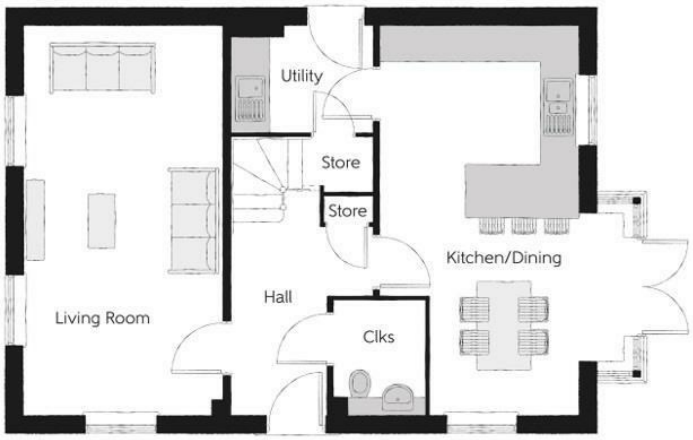
## AGENTS NOTE
Prospective purchasers should note:
1) The property benefits from a number of solar panels.
2) Each property has the advantage of an electric car charging point.

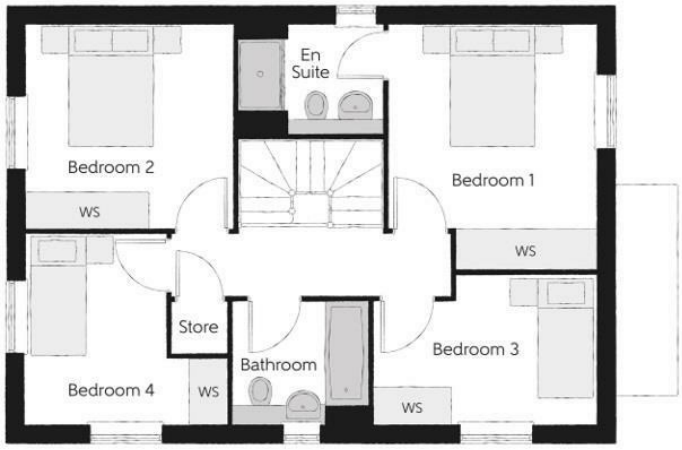
## FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

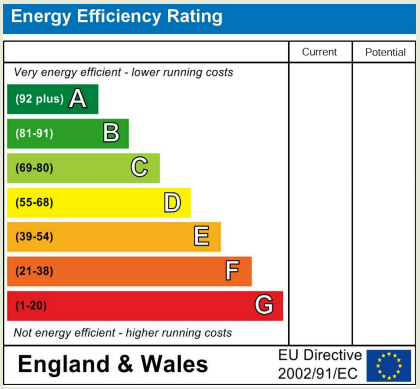
## TENURE
Freehold. Purchasers must confirm via their solicitor.

## SERVICES
Mains water, electricity and drainage are understood to be connected. Google Nest controlled gas fired central heating system, individually controlled with two thermostats one on the ground and one on the first floor. None of these services have been tested.

## VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.




**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.

**Do you require a mortgage/financial advice?** We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

**Do you require a surveyor?** We can recommend an independent chartered surveyor. Details can be provided upon request.

**Do you require a solicitor?** We can recommend reputable local solicitors. Details can be provided upon request.

Regulated by RICS®

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

Halls 1845

**SHREWSBURY SALES**

2 Barker Street | Shrewsbury | Shropshire | SY1 1QJ

01743 236444 shrewsbury@hallsgb.com

www.hallsgb.com

**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 are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.