



5 CHURCHILL ROAD
SHREWSBURY | SHROPSHIRE | SY3 8ZA





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Close to amenities.

AN IMPRESSIVE DETACHED FAMILY HOME, OFFERING SPACIOUS
ACCOMMODATION SET WITH DOUBLE GARAGING AND LARGE
GARDENS IN THIS ENVIABLE LOCATION.

An impressive and much improved detached family home
Beautifully remodelled
Exceptional open-plan living/dining/kitchen
Driveway with EV charging point and double garaging
Large enclosed rear garden



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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3words: ///pasta.trucks.senses

From Shrewsbury Town Centre, proceed over the Welsh Bridge to the Frankwell roundabout, take the first exit onto Cophorne Road and follow this through until the next roundabout. Proceed straight across onto Mytton Oak Road, past the shops taking the left turn into Crowmeole Lane. Follow this road around to the right into Churchill Road where the property will be found on the left hand side.

SITUATION

Churchill Road is situated within this incredibly popular and highly desirable residential location on the western side of Shrewsbury, well placed for a wide range of local amenities and excellent schooling.

The property is conveniently located close to local shops, takeaways, medical facilities and the nearby hospital, whilst the historic town centre is easily accessible. The area is particularly popular with families due to its proximity to highly regarded schools and excellent transport links.

For commuters, the property enjoys convenient access to the A5 and M54 motorway network providing links to Telford, Birmingham and the wider Midlands region.

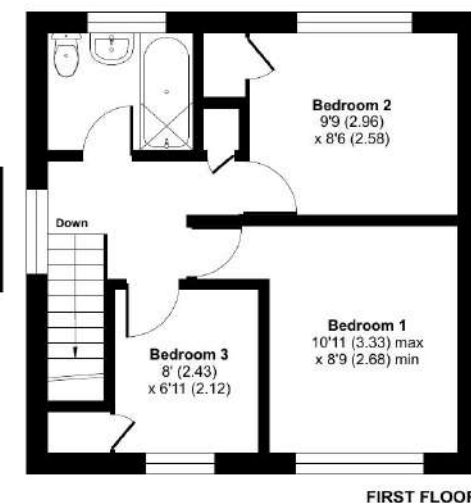
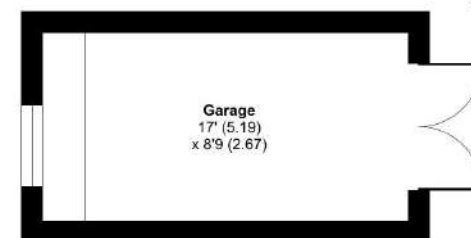
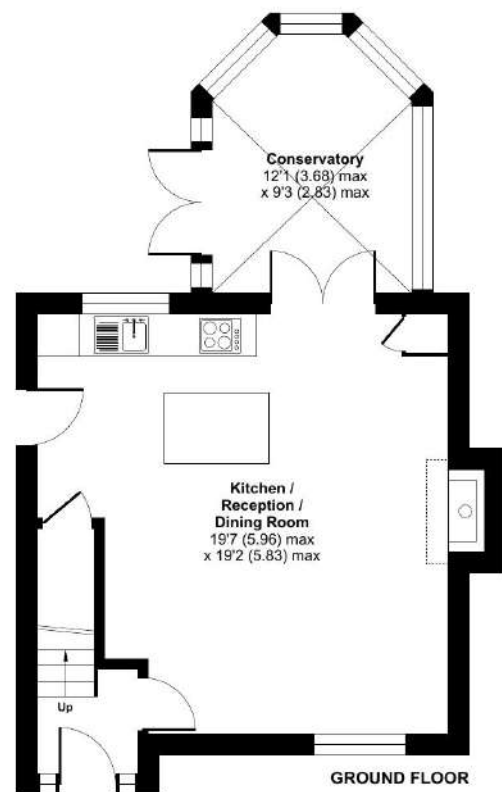
PROPERTY

5 Churchill Road is an attractive and much improved detached family home which has been remodelled to create superb light and contemporary accommodation, ideally suited to modern family living and particularly appealing to those who enjoy entertaining.

The accommodation is particularly impressive, with the owners having created a superb open-plan living environment which forms the real hub of the home. The reception hall leads into the outstanding open-plan



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Halls. REF: 1526791



Approximate Area = 875 sq ft / 81.3 sq m
Garage = 149 sq ft / 13.8 sq m
Total = 1024 sq ft / 95.1 sq m
For identification only - Not to scale

living/dining/kitchen, which runs through the property and benefits from an abundance of natural light with windows to both the front and rear elevations.

The living and dining area provides a wonderful space for relaxing and entertaining, with a feature wood-burning stove creating an attractive focal point, together with media point and radiator.

The kitchen has been fitted with a stylish range of contemporary grey high-gloss units, incorporating a sink, extensive cupboards and drawers, integrated dishwasher, space and plumbing for washing machine, four-ring hob with extractor over and eye-level double oven and grill. There is also space for a fridge/freezer, recessed ceiling lighting and tiled flooring. A central island provides additional storage together with an excellent breakfast bar, making this a particularly sociable space.



Double opening doors lead through to the conservatory, which provides a further useful reception area and benefits from a continuation of the tiled flooring and double doors opening directly onto the rear garden.

To the first floor are three bedrooms. The principal bedroom is a generous double room overlooking the front, whilst the second bedroom is another good-sized double room with built-in storage cupboard and views over the rear. The third bedroom, again positioned to the front, also benefits from built-in storage.

The bedrooms are served by a family bathroom comprising panelled bath with direct mixer shower over, wash hand basin and WC, together with complementary tiled surrounds, heated towel rail and rear-facing window.

OUTSIDE

Outside, the property is approached over a driveway providing useful off-road parking and benefiting from an EV charging point. There is also a detached garage with up-and-over door, power and lighting.

The front garden has been landscaped for ease of maintenance and incorporates a large gravelled area, whilst the rear garden is a particularly good size and provides an excellent private space for outdoor entertaining. The garden incorporates a paved sun terrace, lawn and large gravelled seating area, all enclosed by wooden fencing.

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 - C



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 or not.

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 or hedges.

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. 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.
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 £36 (including VAT) per purchaser.



