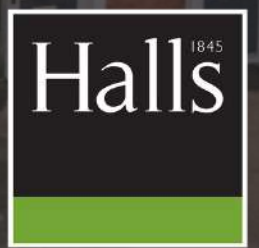




3 CORACLE WAY  
SHREWSBURY | SY2 6AT





# 3 CORACLE WAY

SHREWSBURY | SY2 6AT

Close to town amenities.

AN IMMACULATELY PRESENTED TOWNHOUSE, OFFERING SPACIOUS ACCOMMODATION SET OVER THREE FLOORS WITH A LOVELY OUTLOOK ON THIS HIGHLY SOUGHT AFTER DEVELOPMENT.

Secure private development  
Attractively presented throughout  
Beautiful private garden and communal grounds  
Driveway parking and garage  
NO ONWARD CHAIN



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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury town centre, head down Wyle Cop and over the English Bridge taking the first left turn before the traffic lights. Proceed to the barrier and into the development. Continue round, taking the left turn into Coracle Way and the property will be seen on the left.

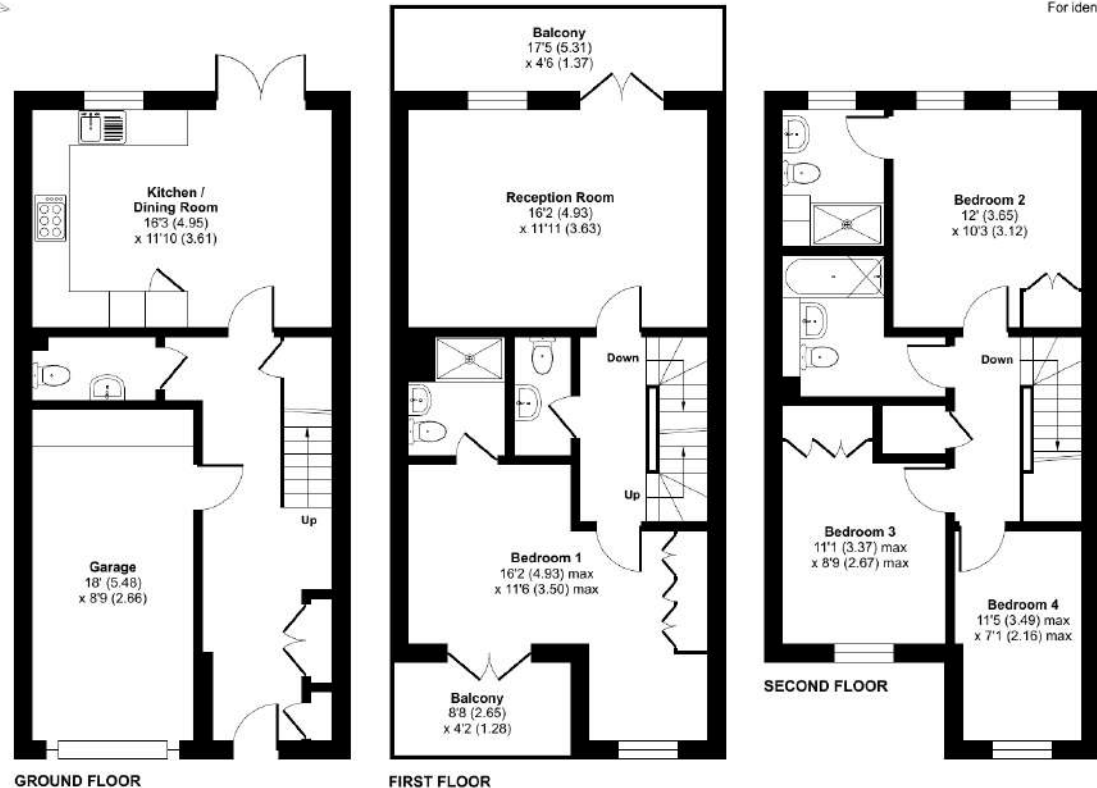
## SITUATION

The property is delightfully positioned in this most sought after popular development, being only a short distance away from the excellent range of town centre amenities, which include a wide variety of shops, restaurants and social facilities. The property is positioned within walking distance of the Quarry park, which has some lovely walks along the banks of the River Severn. Shrewsbury provides excellent schooling including both state and private, whilst the town centre also offers a rail services. Commuters will be delighted to note that there is excellent road access links to the A5, which leads to the M54 motorway and West Midlands beyond.

## PROPERTY

3 Coracle Way is a beautifully presented and wonderfully maintained townhouse, offering spacious and versatile accommodation arranged over three floors. The property enjoys a lovely setting with attractive views towards the River Severn and benefits from well-designed living spaces, private balconies, landscaped south facing gardens, and access to beautifully kept communal grounds.

The accommodation is entered via a panelled part-glazed entrance door leading into a welcoming entrance hall, with staircase rising to the first floor, a built-in cloaks cupboard, understairs storage, and internal access to the integral garage. A guest WC is conveniently positioned off the hall and fitted with a modern white suite comprising a low-level WC and pedestal wash hand basin.



Approximate Area = 1396 sq ft / 129.7 sq m  
Garage = 157 sq ft / 14.6 sq m  
Total = 1553 sq ft / 144.3 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). © nichecom 2026. Produced for Halls. REF: 1447787

Positioned to the rear of the property, the impressive fitted kitchen diner forms the heart of the home. Stylishly appointed, it features a contemporary range of high-gloss, soft-close wall and base units with cupboards and drawers, complemented by generous work surfaces and a number of integrated appliances. The space is finished with a tiled floor, ceiling downlighters, while twin glazed French doors open directly onto the landscaped rear garden, creating an excellent indoor-outdoor flow.

To the first floor, the landing leads to a superb living room, a light-filled space with twin glazed French doors opening onto a generous balcony seating area. From here, there are delightful views over the communal grounds towards the River Severn and historic town buildings. Also on this level is the principal bedroom, which benefits from a range of fitted wardrobes and its own terrace balcony accessed via French doors. The room is further enhanced by an en-suite shower room, fitted with a modern white



including a low-level WC, pedestal wash hand basin, and a shower cubicle with mains-fed shower. A separate WC with wash hand basin and part tiled walls serves this floor.

The second floor provides three further bedrooms. Bedroom two enjoys a particularly attractive outlook over the communal grounds towards the River Severn and Shrewsbury Castle, and includes a fitted double wardrobe along with the benefit of an en-suite shower room, appointed with a modern white suite and generous shower cubicle. Bedrooms three and four offer flexible accommodation for family, guests, or home working. These rooms are served by a well-appointed family bathroom, fitted with a white suite comprising a panelled bath with mains-fed shower over and splash screen, low-level WC, and pedestal wash hand basin. The second floor landing also houses a built-in airing cupboard containing the pressurised hot water cylinder.

### OUTSIDE

Externally, the property is approached over a block paved driveway providing off-road parking for approximately two vehicles and access to the integral garage, which is equipped with an electric up-and-over door, power, and lighting.

To the rear, the landscaped garden has been designed for ease of maintenance and has a southerly facing aspect, featuring a flagged patio seating area alongside a

gravelled section. In addition to the private outdoor spaces and balconies, the property benefits from access to beautifully maintained communal gardens, which lead down towards the River Severn and provide a picturesque and tranquil setting.

## GENERAL REMARKS

### AGENTS NOTE

There is a service charge for the upkeep of the communal grounds which totalled £459.37 for the last counting year.

### 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.



