

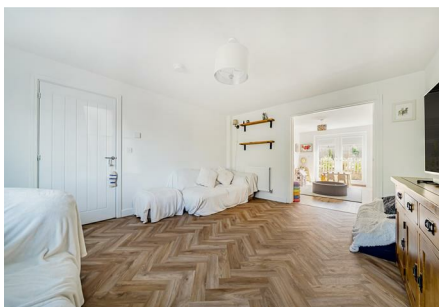


**FOR SALE**

Offers in the region of £550,000

18 Picton Drive, Shrewsbury, SY2 5WP

A substantial and well presented modern family home, occupying one of the finest plots on this sought after development with lovely countryside views and south facing gardens.





Close to town amenities.



- One of the largest houses on the development
- No Onward Chain
- Views of local countryside, Haughmond Hill and beyond
- L shaped kitchen/dining/family room
- Updated and upgraded, beautifully presented throughout
- Landscaped south facing gardens

## DIRECTIONS

From Shrewsbury town centre proceed down Wyle Cop and continue over the English Bridge and through the traffic lights onto Abbey Foregate, proceed to the Column roundabout and take the first exit left onto Preston Street. Continue along taking the right turn into Holland Drive, then turn left onto Parkhurst Way and proceed towards the end. Turn left into Picton Drive and then right and the property will be found on the right hand side.

## SITUATION

The property is particularly well located in a most desirable residential area which benefits from a number of local amenities, all within walking distance, including an Ofsted 'Outstanding' rated primary school, doctors surgery, shops and public houses. Shrewsbury town centre is readily accessible and provides a comprehensive range of social and leisure facilities and benefits from a regular bus and train service. Commuters will also be pleased to note that there are excellent road links close to the property which give access to the A5 which lead onto the M54 motorway.

## DESCRIPTION

18 Picton Drive is an attractive and incredibly well presented 5 bedroom, 3 storey modern detached family home. The property has over 2,000 sq ft of flexible living accommodation, 5 good size double bedrooms (2 ensembles), 2 family bathrooms, rear south facing landscaped gardens, a private driveway (for multiple cars) and a detached double garage. The property is situated in a private cul-de-sac location and has lovely views of the local countryside. 18 Picton Drive is situated on one of the finest plots on this sought after development.

## RECEPTION HALL

With wood effect flooring, understairs storage cupboard and staircase leading to the first floor.

## STUDY

With a bay window, wood effect flooring and storage.

## SITTING ROOM

Bay window to the front, wood effect flooring.

## DINING ROOM/PLAYROOM

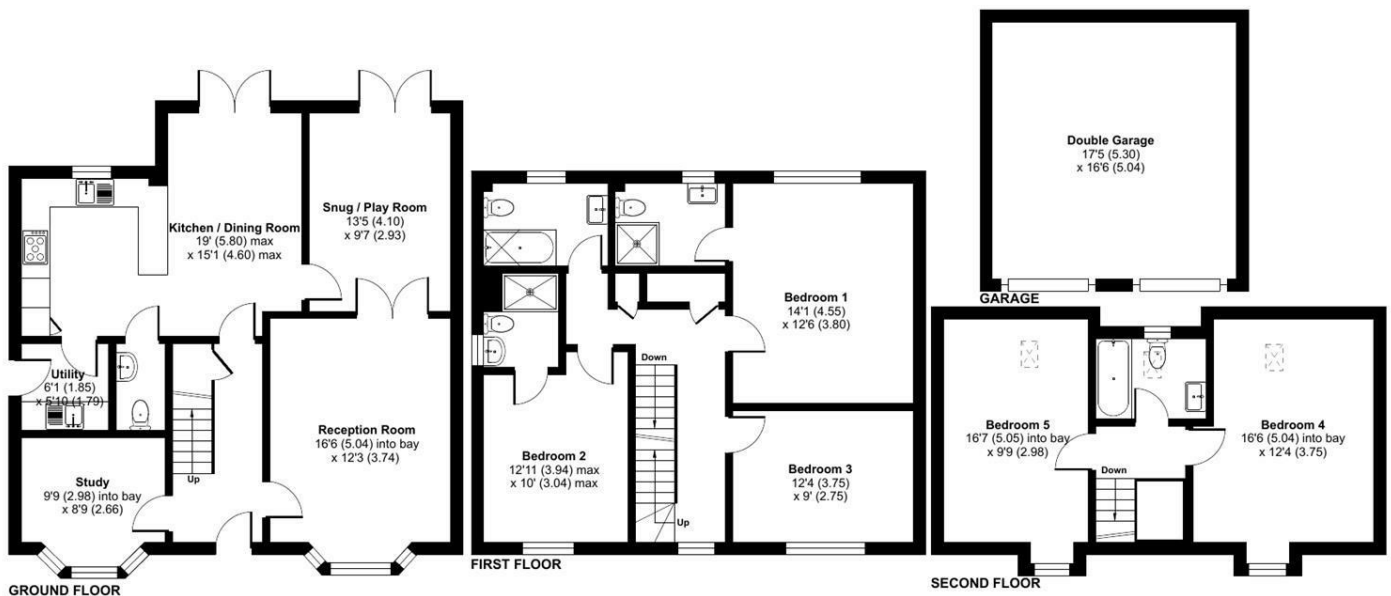
Double glazed French doors leading to rear patio and gardens beyond, wood effect flooring.

## L SHAPED KITCHEN/BREAKFAST/FAMILY ROOM

A range of wall and floor units with built-in cupboards and drawers, fitted Quartz worktops with inset stainless steel sink with mixer tap over, integrated double oven, fridge freezer, dishwasher, five ring gas hob with cooker canopy over, recessed spotlights and extractor fan to ceiling, French doors giving access to rear patio and gardens, wood effect flooring.



Approximate Area = 1968 sq ft / 182.8 sq m  
 Garage = 288 sq ft / 26.7 sq m  
 Total = 2256 sq ft / 209.5 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). © nixcom 2025. Produced for Halls. REF: 1286957



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception  
Room/s



5 Bedroom/s



4 Bath/Shower  
Room/s



#### UTILITY ROOM

With a range of wall and floor units, space for washing machine and tumble dryer, wood effect flooring, door giving access to side of property, fitted Quartz worktop with inset stainless steel sink with mixer tap over.

#### CLOAKROOM

With WC, pedestal wash hand basin with mixer tap over, wood effect flooring.

#### FIRST FLOOR LANDING

Store cupboard housing high pressurised water system, linen store cupboard, window with lovely views to the front of the property. Staircase to second floor and doors off and to:-

#### BEDROOM ONE

With lovely aspect over rear gardens and door to:-

#### EN-SUITE SHOWER ROOM

With a tiled shower cubicle, WC, pedestal wash hand basin with mixer tap over, part tiled to walls, tiled floor, chrome style towel rail.

#### BEDROOM TWO

With lovely aspect to front and door to:-

#### EN-SUITE SHOWER ROOM

With shower cubicle, WC, pedestal wash hand with mixer tap over, part tiled to wall, tiled floor, heated chrome style towel rail.

#### BEDROOM THREE

With lovely views to the front.

#### BATHROOM

Having a three piece white suite that comprises a panelled bath with mixer shower over, glazed shower screen to side, WC, pedestal wash hand basin, part tiled to walls, radiator, tiled floor.



#### SECOND FLOOR LANDING

With doors off and to:-

#### BEDROOM FOUR

Views to the front, roof window with fitted blind.

#### BEDROOM FIVE

Views to the front, eaves storage, roof window with fitted blind.

#### BATHROOM

Having a three piece suite comprising a panelled bath, WC, pedestal wash hand basin, part tiled to walls, tiled floor, roof window, heated chrome style towel rail.

#### OUTSIDE

The property occupies a lovely private end of cul-de-sac position having a generous tarmac driveway with turning area and plenty of parking space, also leading to the:-

#### DETACHED BRICK BUILT DOUBLE GARAGE

Having two up and over doors and pitched tiled roof.

#### THE GARDENS

To the front of the property a paved pathway gives access to front door with lawn gardens. From the first and second floor of the property there are fantastic views towards local farmland, countryside, Haughmond Hill and beyond. Gated side access then leads to the property rear garden.

Southerly facing recently landscaped rear gardens, perfect for Alfresco entertaining and consisting of a large Indian sandstone paved patio with a lawn garden beyond that is enclosed by picket timber fencing. There are some borders with inset shrubs, plants and bushes.

#### GENERAL REMARKS

#### 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, gas and drainage are understood to be connected. None of these services have been tested.

**COUNCIL TAX**

The property is in Council Tax band 'F' on the Shropshire Council Register.

**VIEWINGS**

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



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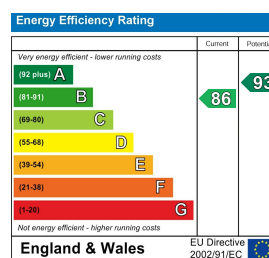
## 18 Picton Drive, Shrewsbury, SY2 5WP



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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



**Halls** 1845

01743 236444

**Shrewsbury Sales**

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

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