



# 20 BROADHAVEN CLOSE

SHREWSBURY | SY1 3XF





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Close to town amenities.

A PARTICULARLY WELL MAINTAINED AND GENEROUSLY PROPORTIONED DETACHED HOUSE, WITH DOUBLE GARAGE AND LOVELY SOUTH FACING LANDSCAPED GARDENS ON THIS SOUGHT AFTER DEVELOPMENT.

Popular and convenient location with lovely aspect over the nature reserve

Flexible living space

Scope for some modernisation

Driveway parking and double garage

Delightful south facing landscaped gardens



**Shrewsbury Office**

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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury town centre, head along Chester Street onto Ellesmere Road. Continue along and take the first right turning into Hubert Way, take the next right into Butterwick Drive and then right again into Broadhaven Close. Follow this to the end and round to the right, where No 2 will be found.

## SITUATION

The property is situated in an attractive position on this most popular development, which is approximately 2 miles from Shrewsbury town centre. Shrewsbury itself has a fashionable range of leisure facilities, restaurants, bars and numerous retail outlets. Commuters will be pleased to note that the property has excellent access to the A5 which links to the M54 motorway and onto the national motorway network. Purchasers should be aware that there is a rail service available in the town centre.

## PROPERTY

Situated within a popular and conveniently located residential development, this impressive detached home offers spacious and versatile accommodation, ideal for modern family living.

The ground floor welcomes you with an inviting entrance hall, leading to a generous living room featuring a charming bay window that fills the space with natural light. Twin glazed doors open into a formal dining room, perfect for entertaining.



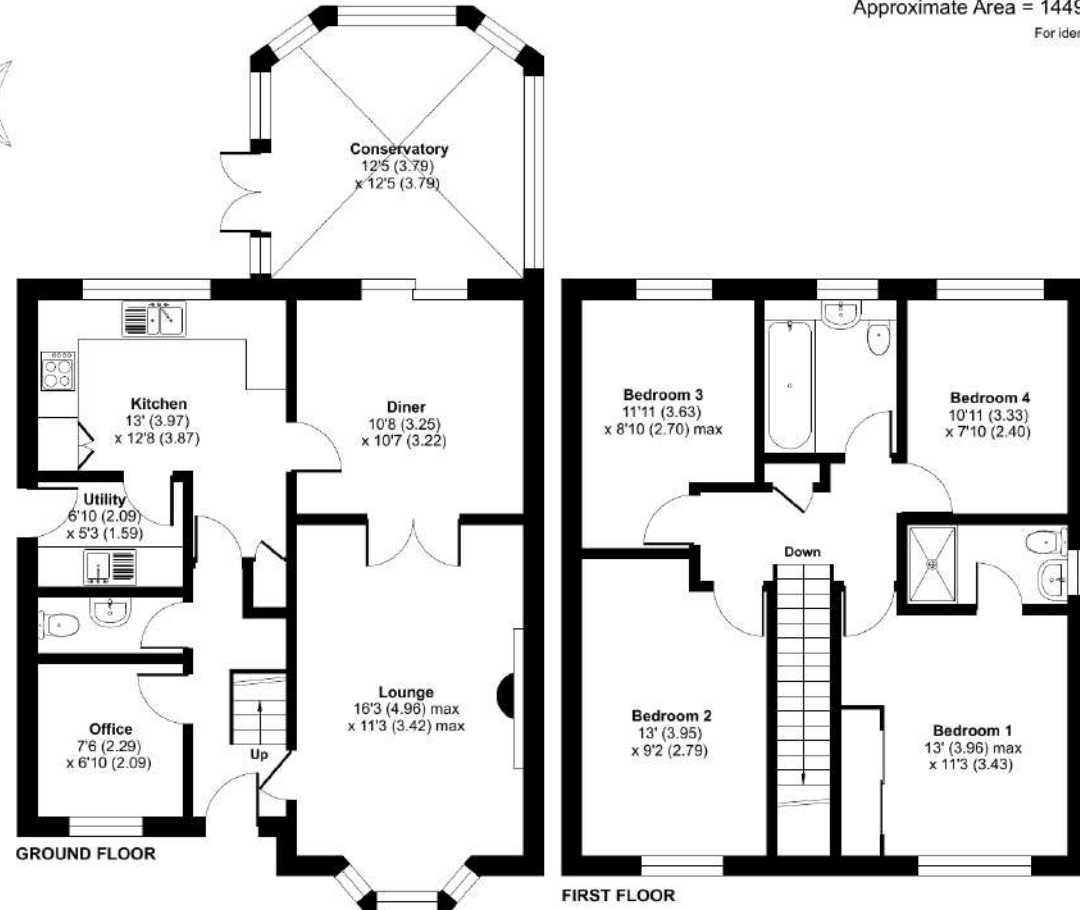
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1453218

The well-proportioned kitchen is fitted with a range of units and is complemented by a practical utility room. Additional ground floor highlights include a useful study, a bright conservatory with direct access to the garden, and a convenient guest WC.

Upstairs, the property boasts four well-sized bedrooms. The principal bedroom benefits from fitted wardrobes and a private ensuite shower room, while the remaining three bedrooms are served by a family bathroom.

Approximate Area = 1449 sq ft / 134.6 sq m

For identification only - Not to scale





## OUTSIDE

Externally, the home continues to impress. A generous driveway provides ample parking and leads to a detached double garage. The front garden features neatly manicured lawns and established borders, creating excellent kerb appeal. To the rear, a spacious patio seating area opens onto flowing lawns, complemented by mature planting and specimen trees-ideal for relaxing or entertaining outdoors.

## 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 – E



### 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.



