



14 WHITECROFT
SHREWSBURY | SY3 7TJ





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Close to town amenities.

A MOST DESIRABLE SEMI DETACHED HOUSE WITH WELL PROPORTIONED LIVING SPACE SET WITH GARAGING AND ATTRACTIVE GARDENS IN THIS VERY POPULAR LOCATION.

Convenient location close to amenities
Well proportioned rooms
Solar panels
Driveway parking and garage
Good size gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury Town Centre proceed over the English Bridge and bear right onto the gyratory system which links into Old Potts Way proceeding past the cinema and up to the roundabout. Take the third exit onto Pritchard Way, carry onto the next roundabout and take the first exit on to Whitecroft Road. Carry on past the shops and then after a short distance the property will be seen on the right hand side.

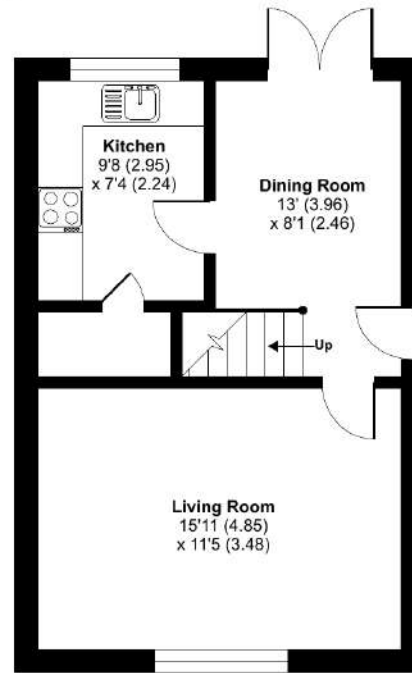
SITUATION

The property is most conveniently and attractively situated on the outskirts of the Reabrook area, being within walking distance of the useful range of shops and amenities which includes schools and a bus service. Shrewsbury town centre is easily accessible and Meole Brace retail park offers a varied range of shops including Sainsburys supermarket. The town centre itself has a good range of social and leisure facilities and commuters will be pleased to note that there are excellent road links to the A5 and M54 motorway, whilst there is also a rail service available in the town.

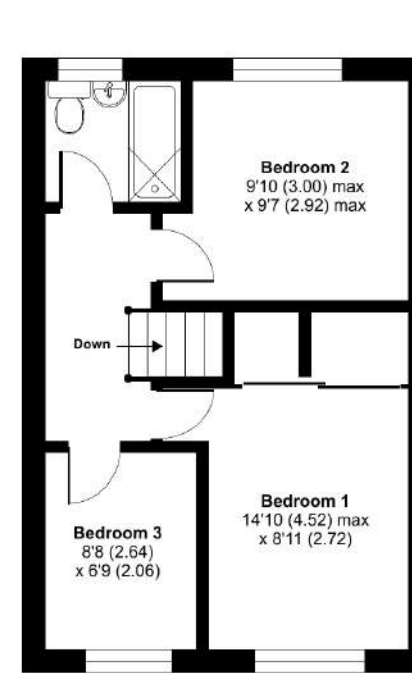
PROPERTY

A well proportioned semi-detached house situated in a convenient and highly sought-after residential location, ideally placed for a good range of local amenities whilst also being within walking distance of Shrewsbury town centre.

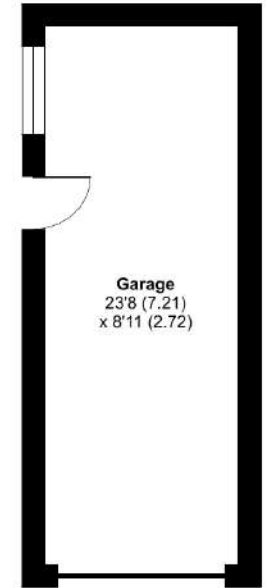
The accommodation is arranged over two floors and briefly comprises, to the ground floor, an entrance hallway leading to two reception rooms including a comfortable sitting room and a separate dining room with glazed French doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining. The ground floor accommodation is completed by a fitted kitchen.



GROUND FLOOR



FIRST FLOOR



Approximate Area = 800 sq ft / 74.3 sq m
Garage = 209 sq ft / 19.4 sq m
Total = 1009 sq ft / 93.7 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). © n/checom 2026. Produced for Halls. REF: 1458004

To the first floor there are three bedrooms together with a bathroom fitted with a modern white suite.



OUTSIDE

Outside, the property benefits from a generous amount of driveway parking along with a good-sized detached garage. A further notable feature of the property is the installation of solar panels to both the front and rear roof elevations, enhancing the home's energy efficiency.

The rear gardens are a particularly attractive feature, offering patio seating areas, generous flowing lawns and raised, well-stocked herbaceous borders, providing an excellent outdoor space for relaxation and enjoyment.

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, drainage and gas 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 – B



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.



