



SAMUEL WOOD

36 Falcons Way, Shrewsbury, Shropshire, SY3 8ZG

Offers In The Region Of £295,000







# 36 Falcons Way

Shrewsbury, Shropshire, SY3 8ZG



- Detached 2/3 Bedroom Bungalow
- Versatile Layout With Flexible Rooms
- Dining Room/Bedroom 3 Leading To Sunroom
- Kitchen With Scope For Improvement
- No Upward Chain Sale Opportunity
- Offers Excellent Scope To Modernise
- Spacious Living Room With Front Windows
- Two Double Bedrooms Plus Shower Room
- Garage, Carport And Driveway Parking
- EPC Rating D

36 Falcons Way is a detached 2/3 bedroom bungalow offering superb scope for improvement. Versatile in layout, the property could be configured to suit a variety of needs, whether as a comfortable home or an investment project. Situated on the sought-after west side of Shrewsbury, it enjoys convenient access to the Royal Shrewsbury Hospital, local amenities, and excellent road links to the A5, M54 and beyond. Set within a quiet residential cul-de-sac, the bungalow occupies a generous plot with potential for enhancement both inside and out. Offered with no upward chain, this is an exciting opportunity for buyers to create a home tailored to their own style in a popular and well-connected location.

Accommodation comprises a welcoming reception hall leading to a generously sized living room with two large front-facing windows, allowing plenty of natural light. A separate dining room provides versatility, with the option of being used as a third bedroom, and it opens through to a lean-to sunroom which overlooks the garden. The kitchen is positioned to the rear of the property and offers scope for redesign and modernisation. Two well-proportioned double bedrooms and a spacious shower room complete the internal layout, making this a practical home with flexible living arrangements.

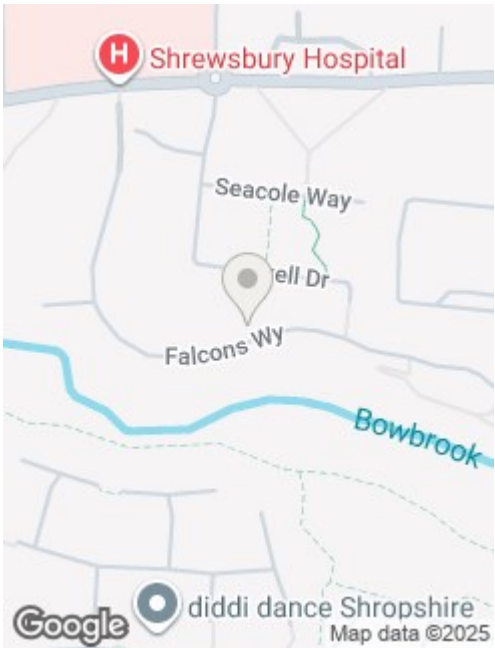
Externally, the bungalow is complemented by a garage, carport and driveway, providing excellent off-road parking options. The rear garden is fully enclosed and paved, designed for ease of maintenance and privacy, with potential to add planting or landscaping. To the front, the garden is gravelled for low upkeep while still presenting an attractive frontage. With gas central heating installed, this home combines a solid base with the chance to update and improve, offering buyers a property of real potential in a desirable Shrewsbury location.











### Directions

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 3 Mbps, Superfast 35Mbps & Ultrafast 10,000 Mbps  
 \*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

These details are awaiting final approval and may be subject to some changes.



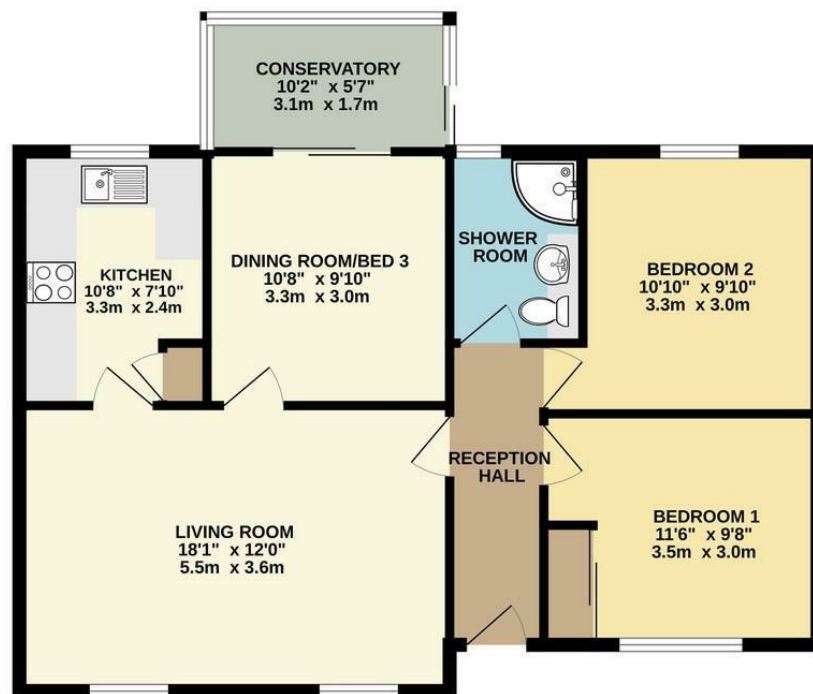








GROUND FLOOR  
783 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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