



VERMENTON

SWISS FARM ROAD | SHREWSBURY | SY3 8XB





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Close to amenities.

AN EXCEPTIONALLY WELL PROPORTIONED FOUR BEDROOM DETACHED
FAMILY HOME WITH SUPERB OPEN PLAN LIVING AND BEAUTIFULLY
LANDSCAPED GARDENS IN A SOUGHT AFTER AREA.

Beautifully presented throughout, having been thoughtfully updated and maintained by the current owners
Generously proportioned sitting room with feature gas fire
Principal bedroom with en-suite shower room
Three further bedrooms and a well-appointed family bathroom
Private gravelled driveway providing ample parking, together with beautifully landscaped west-facing gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words - [///tile.eagles.teams](https://tile.eagles.teams)

From Shrewsbury Town Centre proceed over the Welsh Bridge to Frankwell taking the first exit and head along Cophorne Road. Follow this road to the next roundabout and proceed straight over onto Mytton Oak Road heading towards the hospital. Take the fifth right turn signposted Swiss Farm Road and the property will be found on the left hand side.

SITUATION

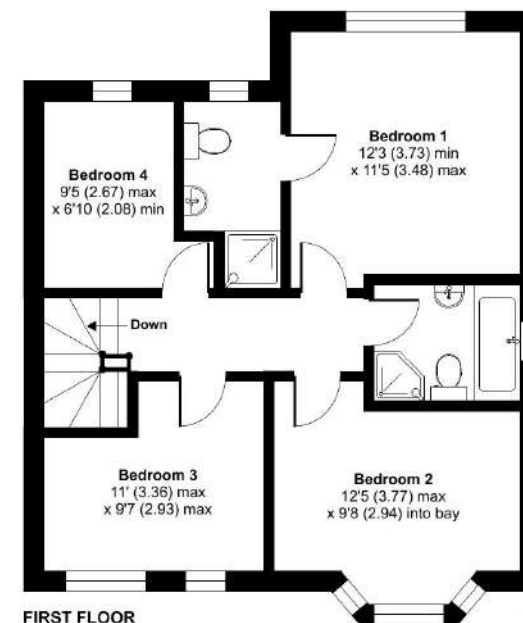
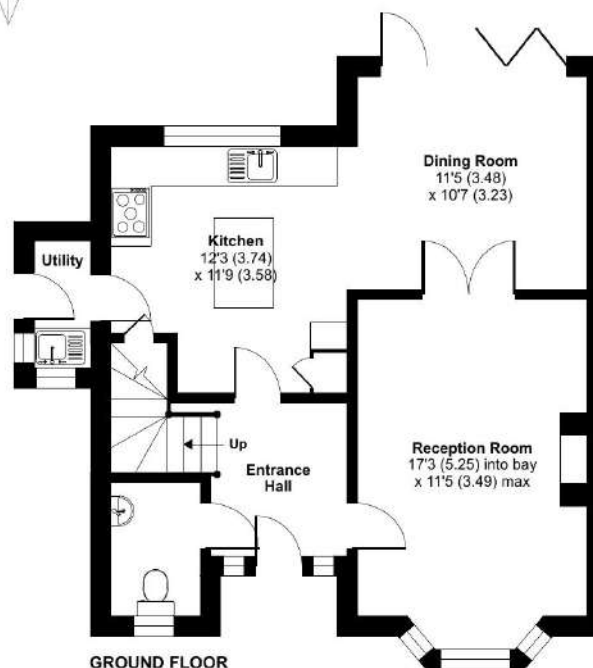
Vermenton occupies a highly desirable position within one of Shrewsbury's most sought-after residential areas. The property is conveniently situated for the town centre and a wide range of everyday amenities, while also being particularly well placed for some of the area's most highly regarded schools, including Shrewsbury School and Shrewsbury High School.

The Royal Shrewsbury Hospital is also within easy reach, while excellent road communications provide convenient access to the Shrewsbury bypass and onwards to the M54, offering links towards the West Midlands and the wider national road network.

PROPERTY

Vermenton is an attractive and exceptionally well-presented modern four-bedroom detached family home, constructed approximately 14 years ago to a high standard and subsequently updated and enhanced by the owners.

The property offers well-proportioned and versatile accommodation arranged over two floors, with a particularly impressive open-plan kitchen, dining and family room forming the heart of the house. Designed with modern family living in mind, this wonderful space enjoys a pleasant outlook over the rear gardens and provides an excellent environment for both everyday life



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Halls. REF: 1501621



and entertaining.

The principal reception room is a generously proportioned sitting room with a bay window, centred around a feature gas fire and providing a comfortable and welcoming space for relaxation. The remainder of the accommodation is equally well considered, with four bedrooms in total, including an impressive principal bedroom suite with its own en-suite shower room, together with three further bedrooms and a

family bathroom.

Throughout, Vermenton has been carefully maintained and improved, creating a home which is ready to move into while retaining a sense of warmth and individuality.

Approximate Area = 1218 sq ft / 113.2 sq m

For identification only - Not to scale



OUTSIDE

The property is approached over a private gravelled driveway which provides parking for several vehicles.

To the rear are particularly attractive landscaped gardens, enjoying a good degree of privacy and a westerly aspect. The gardens are principally laid to lawn and complemented by established planting and mature borders, creating an attractive setting to the house.

A separate south-facing outdoor terrace provides an excellent private space for al fresco dining and entertaining, making the gardens particularly enjoyable throughout the warmer months.

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 or not.

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 or hedges.

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. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate 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 £36 (including VAT) per purchaser.



