



62 FALCONS WAY
SHREWSBURY | SY3 8ZG





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Close to town amenities

AN ATTRACTIVE AND EXCEPTIONALLY WELL MAINTAINED FOUR
BEDROOM FAMILY HOME, OFFERING SPACIOUS AND FLEXIBLE
ACCOMMODATION ON THIS HIGHLY REGARDED DEVELOPMENT

One of the finer homes within this sought-after development with an attractive frontage and lovely position

Spacious and versatile accommodation

Lovely principal bedroom suite with en-suite facilities and built-in wardrobes

Large private driveway leading to a detached double garage

Wonderful opportunity for cosmetic updating and modernisation



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury Town Centre, proceed over the Welsh Bridge to the Frankwell roundabout, take the first exit onto Cophorne Road and follow this through until the next roundabout. Proceed straight across onto Mytton Oak Road, past the shops taking the left turn into Crowmeole Lane. Follow this road around to the right into Churchhill Road where Falcons Way can be found on the right hand side. Continue into Falcons Way and the property will be found on the a cul-de-sac on the left hand side.

SITUATION

Falcons Way is situated within this incredibly popular and highly desirable residential location on the western side of Shrewsbury, well placed for a wide range of local amenities and excellent schooling.

The property is conveniently located close to local shops, takeaways, medical facilities and the nearby hospital, whilst the historic town centre is easily accessible. The area is particularly popular with families due to its proximity to highly regarded schools and excellent transport links.

For commuters, the property enjoys convenient access to the A5 and M54 motorway network providing links to Telford, Birmingham and the wider Midlands region.

PROPERTY

62 Falcons Way is an attractive and incredibly well maintained four bedroom detached family home offering spacious and versatile accommodation throughout and occupying one of the finest positions within this highly regarded development.

The property has been lovingly cared for by the current owners and provides an increasingly rare opportunity to acquire a substantial family home with excellent scope for updating and modernisation, allowing purchasers to



Approximate Area = 1396 sq ft / 129.7 sq m
Garage = 361 sq ft / 33.5 sq m
Total = 1757 sq ft / 163.2 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). © nichecom 2026. Produced for Halls. REF: 1488316



add their own style and create a truly exceptional residence.

The ground floor accommodation is particularly well suited to modern family living and comprises a welcoming entrance hall leading to a generously proportioned sitting room together with a separate dining room, ideal for both formal entertaining and family gatherings. The kitchen/breakfast room provides an excellent range of storage and preparation

space and enjoys views over the gardens, whilst the garden room creates a wonderful additional reception area enjoying a pleasant outlook onto the rear gardens. A further snug provides excellent flexibility and could equally serve as a home office, playroom or hobby room. There is also a useful utility room with access to the driveway.

To the first floor the property benefits from an impressive principal bedroom suite complete with



fitted wardrobes and en suite facilities. There are three further bedrooms together with a family bathroom.

OUTSIDE

The property is approached over a large private driveway providing ample parking and leading to the detached double garage.

There are attractive gardens to both the front and rear, the rear gardens providing an excellent degree of privacy and offering the ideal environment for family life and outdoor entertaining. The gardens, together with the generous plot and excellent position, further enhance what is already a superb family home with enormous potential.

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.



