



59 THE FURLONGS  
BICTON HEATH | SHREWSBURY | SY3 5FU







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Close to town amenities.

AN IMMACULATELY PRESENTED AND SUPERBLY APPOINTED MEWS PROPERTY, PROVIDING SPACIOUS ACCOMMODATION, SET WITH PARKING AND GARDENS ON THIS SOUGHT AFTER DEVELOPMENT.

Convenient and popular location  
Beautifully presented and appointed  
Spacious living environment  
Delightful easily maintained gardens  
2 allocated parking spaces



**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 second exit along The Mount passing the petrol garage and through the traffic lights getting into the left hand lane to join the A458 Welshpool road. Continue to the first roundabout taking the left hand turning into Somerby Drive and then into The Furlongs, proceed round to the right and towards the cricket club and the property will be on the right hand side.

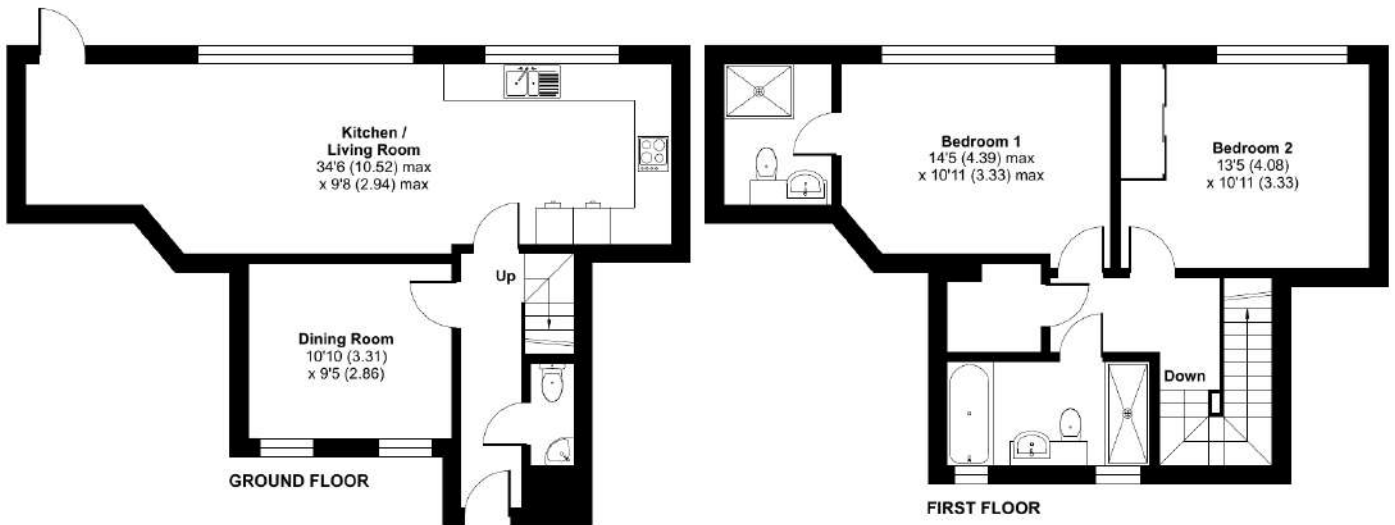
## SITUATION

The property is situated in a most desirable residential area towards the north western outskirts of the town. Within close proximity of the property are a good range of amenities including schools and shops, together with the Royal Shrewsbury Hospital. Easy access can be gained to the town centre along The Mount which feeds directly into the shopping area. Shrewsbury itself provides a comprehensive number of shops together with leisure and social facilities. Commuters will be pleased to note that ready access can be gained to the main A5 commuter route linking through to the M54 and onto Telford or alternatively north to Oswestry.

## PROPERTY

59 The Furlongs is a beautifully presented and wonderfully appointed characterful mews home, which will no doubt create strong market appeal. The property is immaculate throughout and finished to an exceptional standard, further enhanced by attractive features such as lovely high ceilings.

The ground floor comprises a striking open-plan living, dining and kitchen space, creating a superb area for both everyday living and entertaining. The kitchen is highly appointed, featuring a range of integrated Neff appliances and extensive quartz work surfaces.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1403206



The ground floor also benefits from a reception hall, guest WC and a second reception room, currently utilised as a formal dining room.

To the first floor are two well-proportioned bedrooms. The principal bedroom offers fitted storage and a stylish en-suite shower room. The second double bedroom is served by a recently upgraded family bathroom, fitted with a contemporary suite including a feature walk-in shower, bath, WC with hidden cistern, and wash hand basins set within a fashionable vanity unit.

Approximate Area = 1049 sq ft / 97.4 sq m

For identification only - Not to scale



## OUTSIDE

Externally, the property enjoys access to both the front and rear. The gardens are beautifully landscaped, offering flowing lawns, established shrub borders and patio seating areas ideal for outdoor relaxation and entertaining. Additionally, the property benefits from two allocated parking spaces



## GENERAL REMARKS

### METHOD OF SALE

The property is offered for sale by private treaty.

### TENURE & POSSESSION

We understand that the property is of leasehold tenure and vacant possession will be given on completion of the purchase.

199 year lease - start date 01.01.2016

Approx £1000 (PA) maintenance charge

Approx £280 (PA) ground rent

### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

### LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – C



### 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.







