



1 MYTTON OAK ROAD

SHREWSBURY | SY3 8UA





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Close to town amenities.

A STUNNING AND BEAUTIFULLY ENHANCED EDWARDIAN RESIDENCE,
OFFERING WONDERFULLY EXTENDED ACCOMMODATION, FINISHED TO
AN EXACTING STANDARD WITH LOVELY WRAPAROUND GARDENS.

Handsome period home in a prominent location
Superb family living environment
Sympathetically and thoughtfully improved throughout
Finished to the highest of standards
Delightful wraparound landscaped gardens and oak framed double garage



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 1st exit onto Cophorne Road and proceed to the roundabout Head straight across onto Mytton Oak Road where the property will be found immediately on the left hand side.

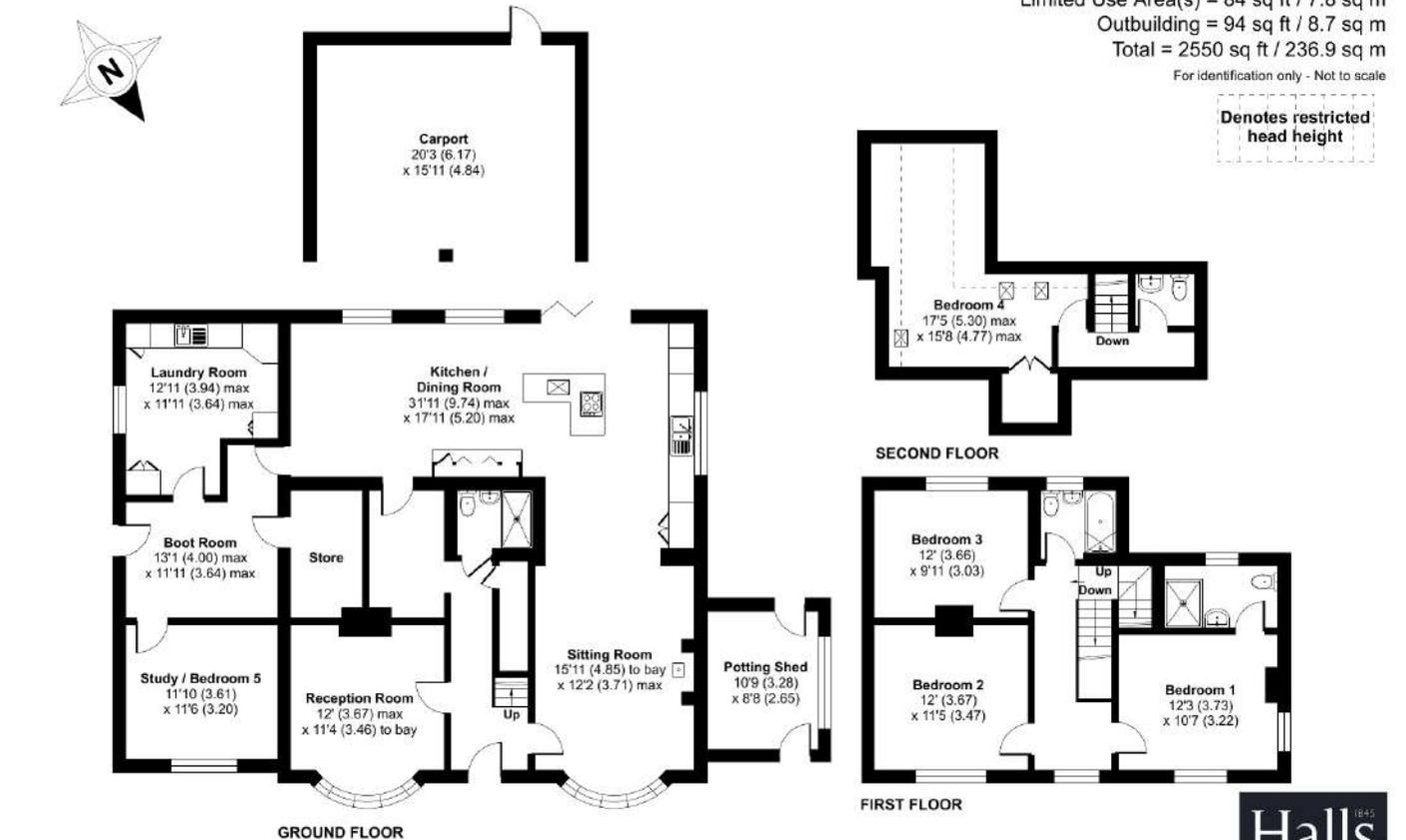
SITUATION

1 Mytton Oak Road is ideally situated in a most desirable area, which offers a selection of local amenities including shops, a bus service and easy access to the Royal Shrewsbury Hospital. The property is well placed for a variety of schools, including Shrewsbury School, Shrewsbury High School and Shrewsbury Sixth Form College. In addition, there are numerous well recognised and popular state schools. The historic town centre is beautifully preserved and delivers a wonderful range of social and leisure facilities, together with a rail service. Commuters will be delighted to note there are excellent road links to the A5 and M54 motorway. There are international airports at Birmingham, Nottingham East Midlands, Manchester and Liverpool.

PROPERTY

1 Mytton Oak Road is a handsome and most impressive Edwardian residence, occupying a prime position within a most sought-after address. Set amidst beautifully proportioned gardens, this exceptional home combines architectural elegance with a superb standard of contemporary living.

The property has undergone a sympathetic yet extensive programme of renovation and enhancement, thoughtfully extended and reconfigured to create a magnificent living environment, ideally suited to modern family life and entertaining. Throughout, there is a wonderful sense of light and space, complemented by a seamless blend of refined modern finishes and retained period features, including high ceilings and intricate cornicing. Thoughtful finishes include Ash parquet flooring, hand painted tiles, together with



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: 1417082

numerous restored character features.

The ground floor accommodation is both versatile and stylish. A delightful snug/family room offers a cosy retreat, while the stunning open-plan living/dining kitchen forms the true heart of the home. The bespoke kitchen is fitted with an elegant range of solid ash cabinetry, including a butlers pantry unit, complemented by high-specification smart appliances and striking quartz work surfaces.

There is an imposing island seating area, offering a wonderful eating and socialising space. Glazed bi-fold doors open seamlessly onto the sun terrace, creating an effortless transition between indoor and outdoor living. Further ground floor accommodation includes a laundry room, a generous cloakroom, boot room, study/bedroom five and a beautifully appointed shower room.



To the first floor, the principal suite provides a well-proportioned bedroom alongside a luxuriously designed en-suite shower/wet room. Two further double bedrooms and an attractively appointed family bathroom complete this floor.

The second floor offers an additional bedroom, filled with natural light and equally suited as a hobbies room.

OUTSIDE

Externally, the property continues to impress. Electric gates lead to a substantial driveway providing parking for numerous vehicles. An open-fronted oak framed double garage contains electrical sockets, roof storage and an EV charging point. The stunning landscaped expansive, mature gardens are thoughtfully arranged, with sweeping wraparound lawns, patio seating areas ideal for al fresco entertaining, and well-stocked beds and borders providing year-round colour and privacy.

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 Quay, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – F



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.



