



15 WESSEX CLOSE

SHAWBURY | SHREWSBURY | SY4 4RZ





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Shrewsbury 8.1 miles | Telford 17.7 miles  
(all mileages are approximate)

AN IMMACULATELY PRESENTED FAMILY HOME, OFFERING ROOMS OF PLEASING PROPORTION WITH DRIVEWAY PARKING AND GARDENS ON THIS POPULAR RESIDENTIAL DEVELOPMENT.

An attractive double-fronted detached family home  
Enviably positioned  
Well-proportioned accommodation  
Driveway parking and garage  
Lovely established gardens



**Shrewsbury Office**

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SY1 1QJ

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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

Proceed out of Shrewsbury on the A53 towards Shawbury. Upon reaching the village, at the first roundabout take the first exit into Aries Drive and the property is the first on the right hand side.

## SITUATION

The property is situated in the well-known village of Shawbury, which offers an excellent range of local amenities for a village of its size, including shops, public houses, schooling and other everyday facilities.

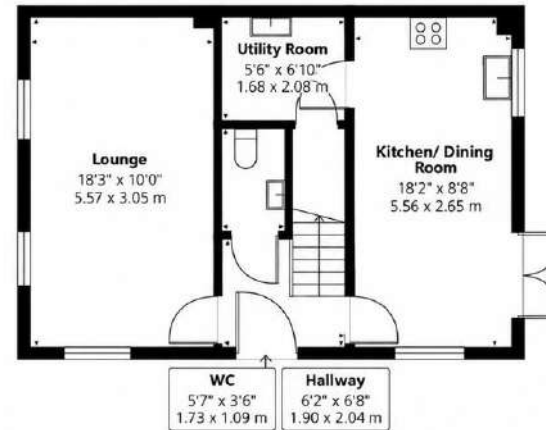
The nearby market town of Wem is approximately 6 miles away, while Market Drayton is approximately 11 miles away, both providing a further range of shopping, recreational and educational facilities. The larger county town of Shrewsbury lies approximately 10 miles to the south-west and offers an extensive range of independent and national retailers, restaurants, leisure facilities and highly regarded schools. Telford is approximately 14 miles away and provides further amenities and access to the wider motorway network.

Shawbury is particularly well placed for commuting throughout Shropshire and the West Midlands, with convenient road links to Shrewsbury, Telford, Market Drayton and beyond.

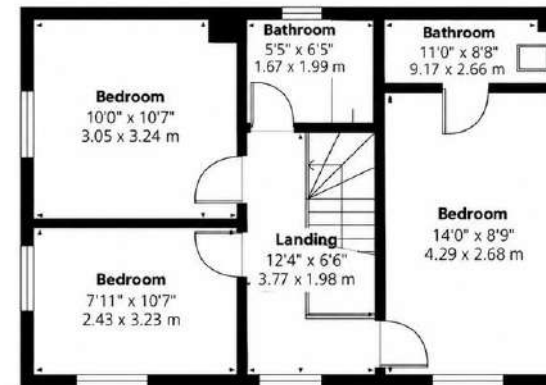
## PROPERTY

This attractive double-fronted detached home is an excellent opportunity to acquire a beautifully presented property, offering well-proportioned accommodation and lovely established gardens, all occupying an enviable position on the edge of this popular and well-served village.

The property offers a well-designed layout, ideally suited to modern family living, with the ground floor comprising a welcoming reception hall, cloakroom, good-sized sitting room and a well-appointed



Floor 0



Floor 1

kitchen/dining room, complemented by a separate utility room. To the first floor, the principal bedroom benefits from an en suite shower room, with two further bedrooms and a family bathroom completing the accommodation.

The kitchen/dining room provides a particularly appealing space, with an attractive range of fitted units and integrated appliances, together with ample room for dining and French doors opening directly

onto the rear garden. The separate utility room provides useful additional storage and laundry space.



## OUTSIDE

The property is approached over a driveway providing off-road parking and leading to the garage, which benefits from an up-and-over door, power and lighting. The front garden is laid predominantly to lawn and complemented by established flower and shrub beds.

A side pedestrian access leads to the rear garden, which is an excellent feature of the property. Enclosed by attractive walling, the garden enjoys a good degree of privacy and is laid mainly to lawn, with beautifully established flower, shrub and herbaceous borders, inset specimen trees and a paved sun terrace, providing an appealing space for outdoor dining and entertaining.

## 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 - D



### 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.



