



4 PAINTERS PLACE

BICTON HEATH | SHREWSBURY | SY3 5PT





4 PAINTERS PLACE

BICTON HEATH | SHREWSBURY | SY3 5PT

Close to amenities.

AN ATTRACTIVE MODERN FAMILY HOME THAT OFFERS GREAT LIVING ACCOMMODATION, SET WITH DRIVEWAY PARKING SITUATED IN AN INCREDIBLY POPULAR LOCATION.

Beautifully presented throughout due to recent updating
Superb family living space downstairs including 3 reception rooms
4 double bedrooms (one ensuite) and a family bathroom
Private south westerly facing gardens to the rear with patio area
Private driveway leading to a garage that has been part converted



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

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 2nd exit and continue up The Mount and on arrival at the traffic lights proceed straight ahead getting in the left hand lane to join the A458 Welshpool road. Continue to the first roundabout taking the left turn into Somerby drive, followed by the third left turn into Winterton Way. Take the third right into Painters Place and the property will be located on the right.

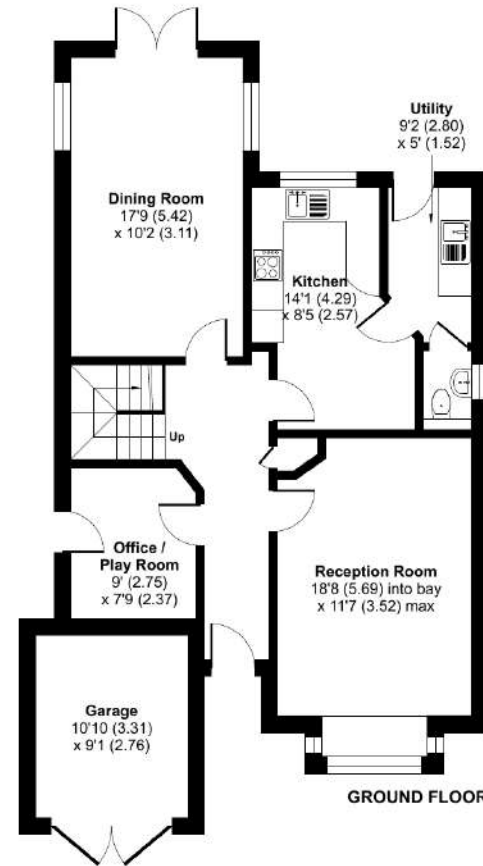
SITUATION

The property is situated in a pleasant and prominent position on this conveniently placed residential development, on the ever popular western fringe of Shrewsbury, well placed within reach of excellent amenities including popular schools, the Royal Shrewsbury Hospital and on a frequent bus service to the town centre. The property is also conveniently situated within easy reach of the Shrewsbury by-pass with M54 motorway link.

PROPERTY

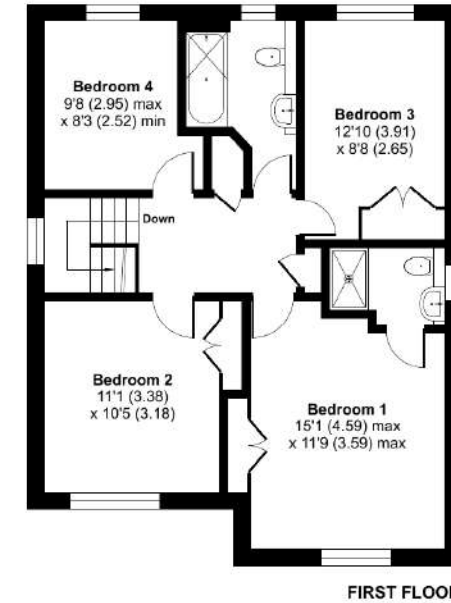
4 Painters Place is a most desirable and appealing modern detached house which has been updated throughout including new flooring, kitchen, bathrooms and redecoration and now provides two main ground floor reception rooms, a study/playroom, recently refitted kitchen, utility room and guest WC. To the first floor there are four bedrooms with the main benefitting from an en-suite shower room and the remaining three served by the family bathroom.

The entrance leads to an impressive reception hall with the sitting room located to the right. The sitting room is well proportioned and has a feature fireplace and bay window.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1449680

Approximate Area = 1489 sq ft / 138.3 sq m
Garage = 98 sq ft / 9.1 sq m
Total = 1587 sq ft / 147.4 sq m
For identification only - Not to scale



Opposite the sitting room is the recently converted study/office/playroom where the rear of the garage has been taken to create this useful space. To the rear the dining room has been extended to create a wonderful space, this area could continue to be used as dining room but could also be a further sitting room leading onto the garden with the current French doors. The recently fitted contemporary style kitchen has a good range of wall and floor units, built in appliances, breakfast area and space for an

American style fridge freezer. Beyond the kitchen is the utility room which gives access to the rear patio.

On the first floor there are four double bedrooms with three of the bedrooms benefitting from built in wardrobes. The principal bedroom suite has a recently fitted en-suite shower room with the other three bedrooms being served by the updated family bathroom.



OUTSIDE

There is private driveway parking which gives access to the garage, which now offers storage as the rear has been converted into the study whilst the gardens, which are predominantly positioned to the rear have been laid for ease of maintenance and offer flagged sun terrace seating areas together with well stocked herbaceous beds and borders.

Purchasers will be no doubt be pleased to note that the rear gardens benefit from a south westerly facing aspect.

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.



