



3 FARFIELD CLOSE
SHREWSBURY | SY3 5LD





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Close to amenities.

AN ATTRACTIVELY PRESENTED AND BEAUTIFULLY MAINTAINED
DETACHED HOUSE, PROVIDING A FLEXIBLE LIVING SPACE WITH LOVELY
SOUTH FACING GARDENS IN A MUCH SOUGHT AFTER AREA.

Quiet cul de sac location
Neatly presented throughout
Spacious versatile accommodation
Generous driveway parking
Delightful established rear gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From the Welsh Bridge in Shrewsbury town centre proceed up to the Frankwell roundabout and take the second exit up the Mount and on reaching the Shelton traffic lights, proceed straight across onto the Welshpool road and carry on for about 200 metres and then turn left into Kingswood Oak, taking the first right turning onto Grantley Avenue. Follow the road around to the right and turn left into Farfield Close where the property will be found directly ahead.

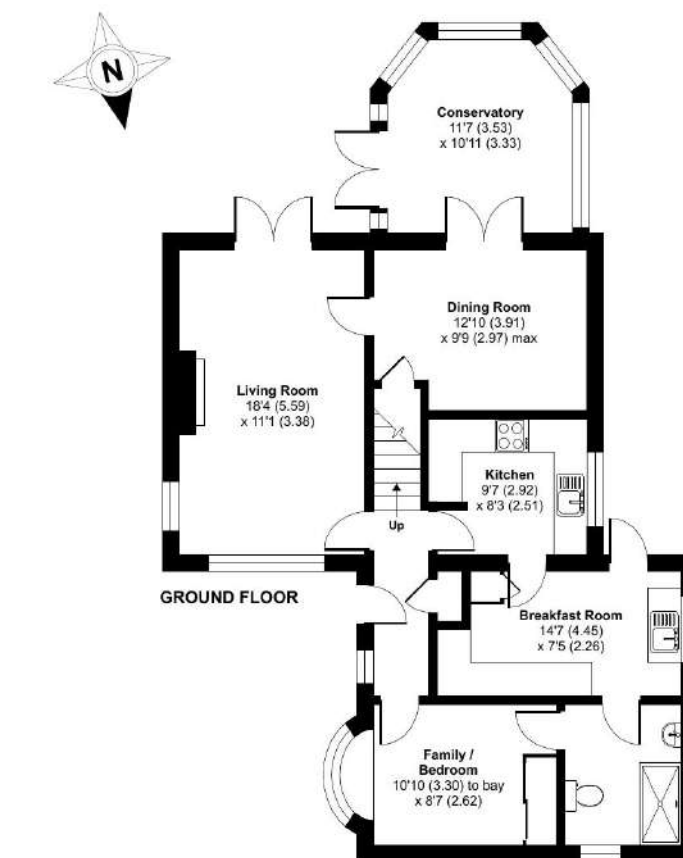
SITUATION

The property is situated in an attractive short cul de sac, amidst this popular development located towards the western side of Shrewsbury and having the benefit of a number of amenities close at hand including a supermarket, schools and hospital, whilst Shrewsbury town centre is readily accessible which offers an excellent selection of amenities. Commuters will also find easy access to the A5.

PROPERTY

An attractively presented and beautifully maintained detached family home, ideally positioned in a convenient and sought-after location. Offering generous and versatile accommodation arranged over two floors, together with excellent outside space, this impressive property is ideally suited to modern family living.

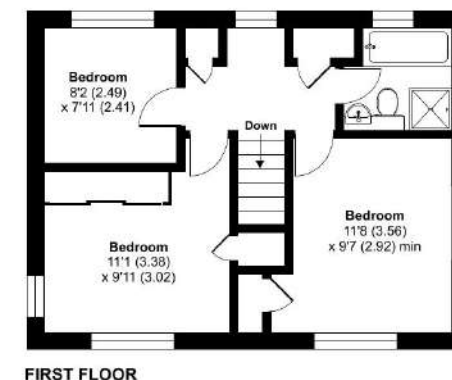
The ground floor features a spacious front-to-rear living room, with French doors opening directly onto the rear gardens and creating a wonderful connection between the indoor and outdoor spaces. The well-appointed kitchen is fitted with a range of units and leads through to a useful breakfast room, which provides additional storage, a sink unit and further access to the rear gardens.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Halls. REF: 1512358

Approximate Area = 1358 sq ft / 126.2 sq m

For identification only - Not to scale



A separate dining room provides an ideal space for entertaining and leads through to a bright and welcoming conservatory, enjoying a pleasant outlook over the beautifully maintained gardens.

A particularly valuable feature is the converted garage, which currently serves as a versatile additional reception room or potential fourth bedroom. This excellent space benefits from a modern and impressively appointed en-suite shower room,

making it ideal for guests, older children, working from home or multi-generational living.

To the first floor are three well-proportioned bedrooms, complemented by a family bathroom featuring both a separate shower cubicle and a jacuzzi bath.



OUTSIDE

Externally, the property benefits from a generous brick-paved driveway, providing ample off-road parking for numerous vehicles. The south-facing rear gardens are a particular highlight, offering attractive paved sun-terrace areas ideal for outdoor entertaining, flowing lawns and a variety of established shrubs, plants and well-stocked borders, creating a mature and attractive setting.

Overall, 3 Farfield Close is a beautifully maintained and highly versatile detached family home, offering generous and adaptable accommodation, excellent parking and particularly attractive south-facing gardens.

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.



