ROSE COTTAGE

RACECOURSE LANE | BICTON HEATH | SHREWSBURY | SHROPSHIRE | SY3 5BJ







An attractive and beautifully presented one-bedroom terraced home, offering well-proportioned accommodation and a delightful courtyard garden, situated in an incredibly popular location on the western outskirts of Shrewsbury town centre.

Offers in the region of £148,000





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- **Attractive one-bedroom terraced home**
- **Beautifully presented throughout**
- **Well-proportioned kitchen/sitting/dining room**
- **Double bedroom and modern shower room**
- **Courtyard garden to the rear**
- **Parking available to the rear**

DIRECTIONS

From Shrewsbury Town Centre proceed to the Frankwell roundabout heading up the Mount to the Shelton traffic lights. Bear right and then immediately left and proceed along the Welshpool Road. Continue straight over the roundabout and take the first left after The Grapes and after a short distance the property will be seen on the left hand side clearly identified by a Halls for sale board.

SITUATION

The property occupies a pleasant position on the ever-popular western fringe of Shrewsbury, a location particularly well placed for a range of excellent local amenities. These include popular schooling, the Royal Shrewsbury Hospital and regular bus services providing convenient access into the town centre.

The property is also ideally situated for access to the Shrewsbury bypass, which in turn provides links to the A5 and M54 motorway network, making it well placed for those travelling further afield.

DESCRIPTION

This attractive one-bedroom terraced home is beautifully presented throughout and offers well-planned, practical accommodation, making it an ideal purchase for first-time buyers, those looking to downsize or investors alike.

The property enjoys a particularly popular position on the western outskirts of Shrewsbury town centre and offers comfortable living accommodation, including a well-proportioned kitchen/sitting/dining room, double bedroom and shower room.

OUTSIDE

Externally, there is a pleasant, enclosed courtyard garden to the rear, together with parking available to the rear of the property. The parking is an ongoing agreement with the public house that they are happy to continue with.

GENERAL REMARKS

AGENTS NOTE

We have used some AI imagery within the marketing that has added some furniture and dressed the property to give potential buyers an idea of what potentially could be achieved.





ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

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

COUNCIL TAX

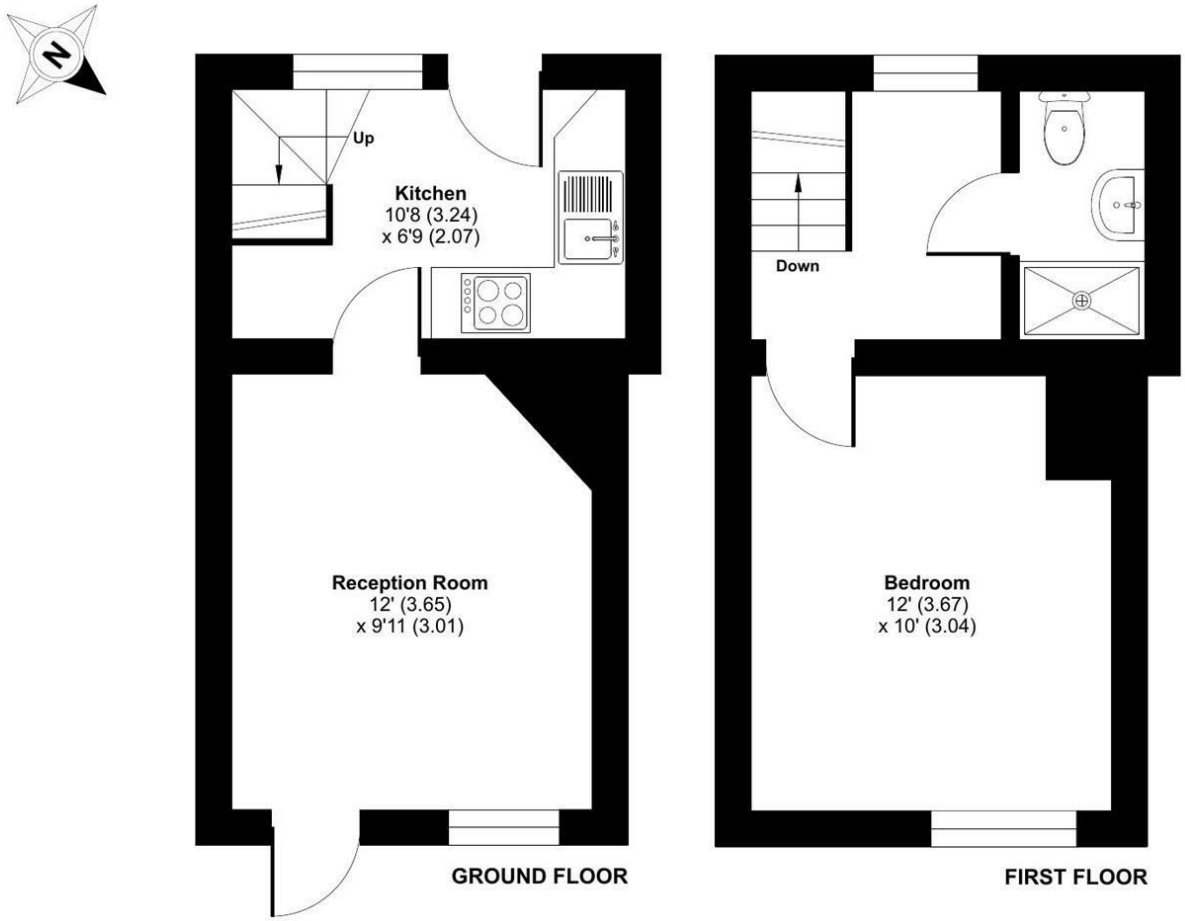
The property is in Council Tax band 'A' on the Shropshire Council Register.

VIEWINGS

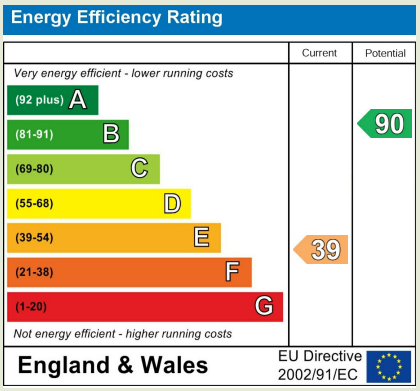
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

Approximate Area = 410 sq ft / 38.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1543113



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

Regulated by RICS

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The Property Ombudsman

SHREWSBURY SALES

2 Barker Street | Shrewsbury | Shropshire | SY1 1QJ

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www.hallsgb.com

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 are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** 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. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.