



29 BARN OWL WAY
BICTON HEATH | SHREWSBURY | SY3 5FA





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Close to amenities.

A BEAUTIFULLY PRESENTED MODERN SEMI DETACHED HOME, OFFERING WELL LAID OUT ACCOMMODATION WITH LANDSCAPED GARDENS AND PRIVATE PARKING SITUATED IN AN INCREDIBLY POPULAR LOCATION.

Available on a 50% shared ownership basis

Beautifully presented throughout with contemporary accommodation arranged over two floors

Two well proportioned bedrooms served by a family bathroom

Beautifully landscaped rear gardens ideal for entertaining and al fresco dining

Private parking for two cars situated to the front of the property



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

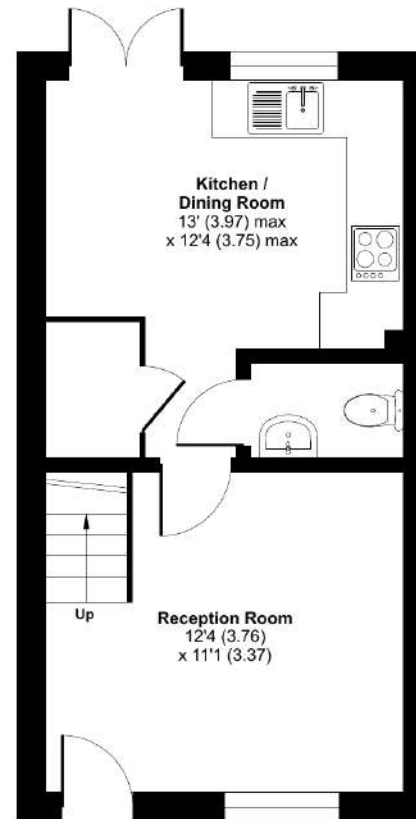
From Shrewsbury take the A458 Welshpool Road. Head past the Co-op Supermarket and continue along taking the left hand turn into Gains Park Way, proceed along taking a right hand turn into Barn Owl Way and the property will be found towards the end of the cul-de-sac on the left hand side.

SITUATION

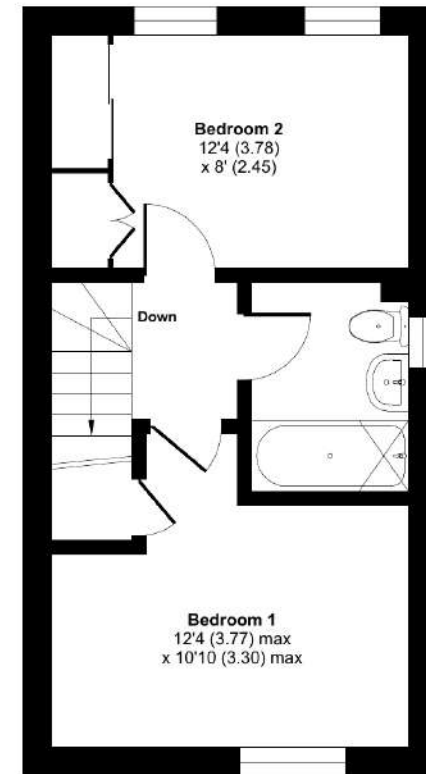
The property is situated in a pleasant position within this conveniently placed residential development on the ever popular western fringe of Shrewsbury. The area is particularly well served by a range of excellent amenities including highly regarded schools, local shops and the Royal Shrewsbury Hospital, whilst a regular bus service provides easy access into the historic town centre. For commuters, the property is ideally positioned for access to the Shrewsbury bypass together with the A5 and M54 motorway network providing links throughout the Midlands and beyond.

PROPERTY

This attractive modern two bedroom semi detached home is offered for sale on a 50% shared ownership basis and presents an excellent opportunity for first time buyers to acquire a beautifully presented home within one of Shrewsbury's most popular residential locations. The property has been exceptionally well maintained by the current owners and provides light, spacious and thoughtfully arranged accommodation throughout.



GROUND FLOOR



FIRST FLOOR

Approximate Area = 606 sq ft / 56.3 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: 1486860



The ground floor is centred around the superb open plan kitchen/dining room which offers an excellent range of wall and base units together with ample space for dining and entertaining. French doors lead directly onto the rear patio and gardens creating a wonderful connection between the inside and outside spaces. A comfortable sitting room completes the ground floor accommodation.

To the first floor are two well proportioned bedrooms together with a family bathroom.



OUTSIDE

To the front of the property is private parking for two cars together with pedestrian access to the front door. The rear gardens have been attractively landscaped and comprise a paved patio area ideal for outdoor entertaining together with an area of lawn and well stocked borders, all enclosed to provide an excellent degree of privacy.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of leasehold tenure and vacant possession will be given on completion of the purchase.

The property is subject to a Section 106 affordability clause meaning that the property is sold at 50% of the open market value. For further information please contact our office.

99 years from 1st January 2016 - 89 years remaining

Ground rent and service charge: £337.23 (approximate charge)

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 - B



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.



