



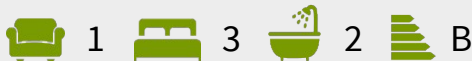
3 NEWITT ROAD

BICTON HEATH | SHREWSBURY | SHROPSHIRE | SY3 5FJ



A beautifully presented modern semi detached house, offering an attractively appointed living environment, set with driveway parking and generous gardens on this most popular development.

£1,300 Per Calendar Month



- Popular modern development
- Beautifully presented throughout
- Neatly appointed
- Generous driveway parking
- Good sized gardens
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury town centre proceed along The Mount to the Shelton traffic lights, then proceed straight ahead onto the Welshpool road and past the Co-Op supermarket on the right. Just after the right turn onto Shepherds Lane, the development will be identified on the right hand side. Proceed into the development and head round to the left, where Newitt Road will be found.

SITUATION

The property is conveniently located on the western outskirts of Shrewsbury and provides access to a number of local amenities including a Co-op supermarket, bus services, Royal Shrewsbury Hospital, a number of schools and the excellent town shopping centre. Shrewsbury also offers a rail service, whilst access is available to the A5 which links through to the east to Telford or alternatively north to Oswestry.



DESCRIPTION

Immaculately presented three-bedroom semi-detached home located on a sought-after modern development on the western outskirts of Shrewsbury.

The ground floor features a welcoming reception hall, a bright and spacious living room, and a superb kitchen/dining room fitted with a range of contemporary units and integrated appliances. Double doors open onto the attractive rear garden, which includes a patio area ideal for outdoor dining and a neatly maintained lawn. A useful downstairs WC completes the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a modern family bathroom with a white suite.

Outside, the property enjoys a good-sized driveway providing ample off-road parking, along with a pleasant enclosed rear garden offering a perfect space for relaxation or entertaining.

An excellent opportunity to acquire a beautifully presented home in a popular residential area within easy reach of local amenities and Shrewsbury town centre.

GENERAL REMARKS

FIXTURES AND FITTINGS

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



TERMS OF LEASE

Available on an assured periodic tenancy. A security deposit of 5 weeks will be required to be held by the DPS. A holding deposit of 1 weeks rent is required to enable us to carry out our referencing.

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 'C' on the Shropshire Council Register.

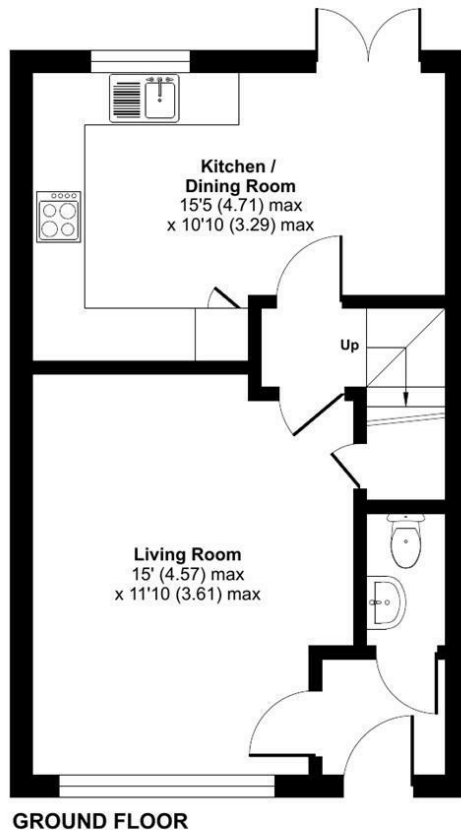
VIEWINGS

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

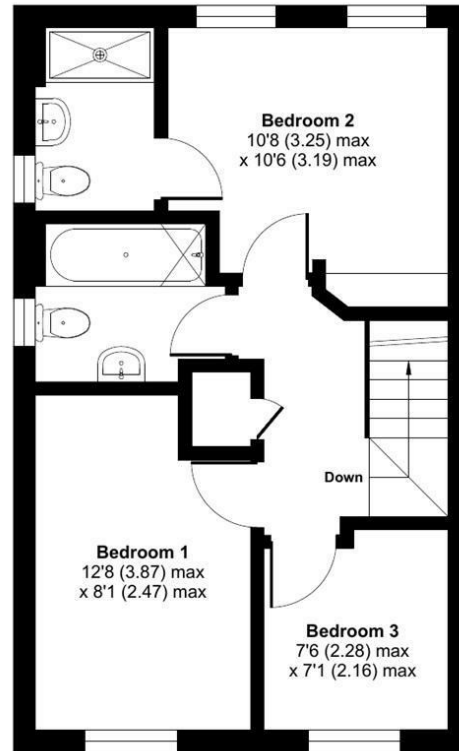


Approximate Area = 812 sq ft / 75.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Halls. REF: 1373276

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice?

We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



SHREWSBURY LETTINGS

2 Barker Street | Shrewsbury | Shropshire | SY1 1QJ

01743 236444 ✉ shrewsbury@hallsgb.com

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. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. 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.

Bishops Castle | Ellesmere | Kidderminster | Oswestry | Shrewsbury | Telford | Welshpool | Whitchurch