3 SHORNCLIFFE DRIVE

SHREWSBURY | SY3 8TE

Halls 1845

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Close to amenities.

AN ATTRACTIVELY PRESENTED AND GENEROUSLY PROPORTIONED TERRACED HOUSE, OFFERING AN APPEALING LAYOUT, SET WITH LOVELY GARDENS IN A HIGHLY POPULAR LOCATION.

Sought after and convenient location
Reconfigured layout for modern living
Rooms of pleasing proportion
Attractive low maintenance gardens
Easy access to town amenities

Halls 1843

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 Island and take the first exit onto Copthorne Road. Proceed along Copthorne Road until reaching the Mytton Oak Roundabout and take the right turn onto Shelton Road. Continue along Shelton Road, taking the left turn into Shorncliffe Drive, number 3 will be seen after a short distance on the left hand side.

SITUATION

The property is attractively situated in this much sought after area which lies towards the Western side of the town. There are a number of local amenities including schools, both state and private, shops, bus services and The Royal Shrewsbury Hospital. Furthermore, the town centre is quickly accessible by road, or foot through The Quarry Park and offers a comprehensive range of amenities including shops, leisure and social facilities and a rail service. Commuters will be pleased to note that the A5 link road provides excellent access through to the M54 motorway towards Telford and Birmingham.

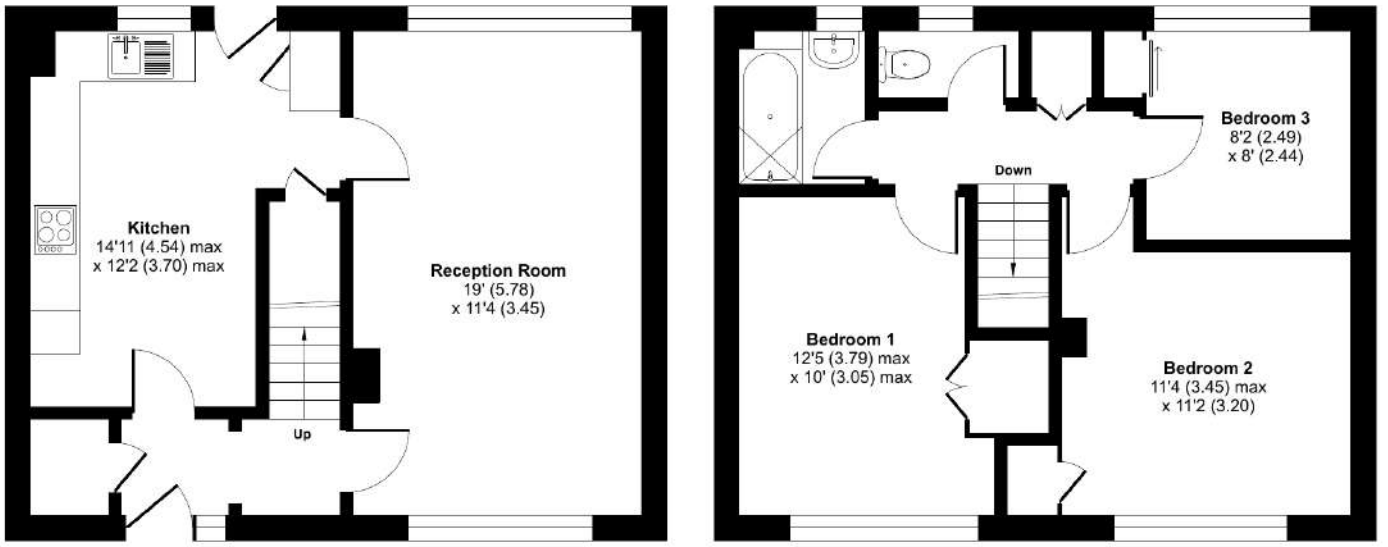
PROPERTY

Occupying a highly sought-after and convenient location, this spacious three-bedroom terraced home has been thoughtfully improved by the current owners to create a stylish and practical family home. A particular feature is the reconfigured ground floor accommodation, which provides a much-improved flow and additional storage.

The welcoming reception hall leads into a generous dual-aspect living room, extending from the front to the rear of the property and offering an abundance of natural light. The well-appointed kitchen/dining room is fitted with a contemporary range of units, integrated appliances and provides direct access to the rear garden through a glazed door, creating an ideal space for both day-to-day living and entertaining.

Approximate Area = 908 sq ft / 84.3 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

To the first floor are three well-proportioned bedrooms, all benefitting from built-in wardrobes, all served by a modern family bathroom featuring a stylish white suite with a wash hand basin set within a vanity unit.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1499623

OUTSIDE

Externally, the property enjoys an attractive open aspect to the front with neatly maintained lawned gardens. The majority of the outdoor space is found to the rear, where generous patio seating areas provide the perfect setting for alfresco dining and entertaining while following the sun throughout the day. These are complemented by beautifully maintained flowing lawns, creating an appealing garden for the whole family to enjoy.

This is an excellent opportunity to acquire an attractively presented home in a popular residential location, ideally suited to families, first-time buyers and those seeking spacious, move-in-ready accommodation.

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 - 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 outgoings 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.

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