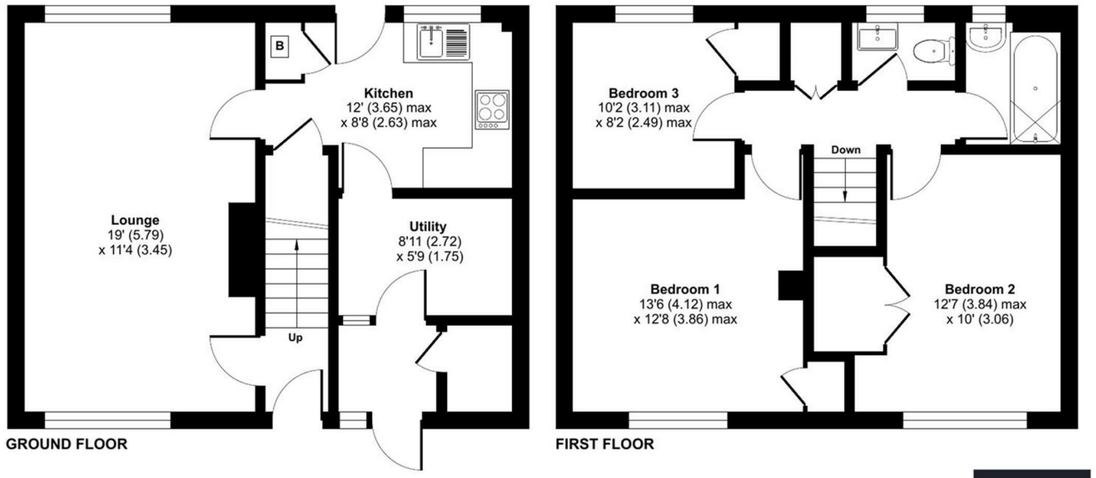
FOR SALE

6 Shorncliffe Way, Shrewsbury, Shropshire, SY3 8TF

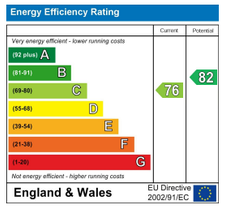
Approximate Area = 914 sq ft / 84.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1324529

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

Energy Performance Rating



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
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FOR SALE

Offers in the region of £245,000

6 Shorncliffe Way, Shrewsbury, Shropshire, SY3 8TF

A deceptively spacious and attractively presented terraced house, set with allocated parking and generous south facing gardens in this most convenient and popular location.

FOR SALE

Close to town amenities.

2 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

- **Popular and desirable location**
- **Well proportioned rooms throughout**
- **Allocated carparking**
- **Generous south facing gardens**
- **Easy access to town centre**
- **End of chain**

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 and after a short distance Shorncliffe Way will be found on the left hand side, with number 6 being located on the right.

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.

DESCRIPTION
6 Shorncliffe Way is an attractively presented and generously proportioned terraced house, which will no doubt create excellent market appeal. The ground floor provides a spacious lounge diner, kitchen with a modern range of units, a useful study and additional side hallway. To the first floor there are three bedrooms together with the bathroom and a separate WC. Outside, there is a designated parking space. The gardens are positioned to both the front and rear, offering neatly maintained lawns with a number of shrubbery beds and borders. It should be noted that the rear gardens benefit from a southerly facing aspect.

ACCOMMODATION
Storm porch with panelled part glazed entrance door leading into:-

ENTRANCE HALL
Staircase to first floor.

LOUNGE DINER
With front and rear aspect over gardens.

KITCHEN
Providing a modern range of eye and base level units comprising cupboards and drawers, generous worksurface area over and incorporating a one and half bowl stainless steel sink unit and drainer with mixer tap, space and plumbing for washing machine, integral Zanussi electric oven and grill with four ring induction hob unit over and filter hood. Built in boiler cupboard housing the wall mounted Ideal Logic gas fired central heating boiler, useful understairs storage cupboard, integral Zanussi dishwasher. UPVC part glazed door and pleasant aspect over rear gardens.

STUDY/LOBBY
With space for fridge freezer and part glazed door to:-

SIDE HALL
With built in store room and additional part glazed panelled door to front.

FIRST FLOOR LANDING
With built tin linen cupboard and doors ff and doors to:-

BEDROOM ONE
With built in double wardrobe.

BEDROOM TWO
With access to loft space, built in wardrobe.

BEDROOM THREE
Built in wardrobe. Lovely aspect over south facing rear garden and adjoining green area.

BATHROOM
Providing a suite comprising pedestal wash hand basin and panelled bath with mains fed shower over, with drench head and additional feeder shower connection, splash screen, part tiled walls, heated towel rail.

WC
With low level WC and wall mounted wash hand basin.

OUTSIDE
The property has the benefit of designated parking, whilst a concrete and part gravelled pathway gives pedestrian access to the front door.

THE GARDENS
To the front, the gardens offer neatly maintained lawns including a number of shrubs. The majority of the gardens are positioned to the rear and these benefit from a southerly facing aspect. The rear gardens are extensively lawned, flanked by established shrubbery beds and borders. Timber and felt storage shed.

GENERAL REMARKS

AGENTS NOTE
Maintenance charge of approximately £37 per month.

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 £30 (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 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 'B' on the Shropshire Council Register.

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