



5 KNOWSLEY DRIVE

BICTON HEATH | SHREWSBURY | SHROPSHIRE | SY3 5DH



An attractive and beautifully refurbished two-bedroom home with a private enclosed garden, situated in a popular and convenient location.

Offers in the region of £180,000



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- Beautifully presented throughout
- Attractive cul-de-sac position
- Well-proportioned living/dining room
- Impressive modern fitted kitchen
- Two double bedrooms
- Good-sized private enclosed rear garden

DIRECTIONS

What3words: [///insurance.invoices.slate](https://www.what3words.com/insurance.invoices.slate)

From Shrewsbury proceed up the Mount and at the traffic lights continue straight across keeping the Oxon pub on your right hand side. Proceed past the Co-op on the right hand side and after a short distance bear left into Gains Park Way. Continue along taking the first available left turn into Gains Avenue and then take the second turning on your right hand side into Knowsley Drive. The property will be seen on the left hand side.

SITUATION

The property occupies a pleasant position within a popular residential development on the highly sought-after western side of Shrewsbury. Excellent local amenities are close at hand, including well-regarded schools, shops and the Royal Shrewsbury Hospital. The historic town centre offers an extensive range of independent boutiques, restaurants, cafés and leisure facilities, while the nearby bypass provides swift access to the M54 motorway network and beyond.



DESCRIPTION

5 Knowsley Drive is an attractive and beautifully presented modern home that has been fully refurbished to provide well-appointed accommodation, together with a good-sized private enclosed rear garden. The property is situated in a popular residential development at Bicton Heath, conveniently positioned for the Royal Shrewsbury Hospital, local primary school, park and ride, shops and a range of other facilities.

The accommodation is well laid out and includes an entrance hall, a good-sized living/dining room with exposed brickwork and sliding patio doors leading out to the rear garden, together with an impressive modern fitted kitchen. To the first floor are two double bedrooms, both with built-in storage, and a beautifully refitted bathroom with a shower over the bath. Offering well-presented accommodation, a private garden and a convenient location, this is an excellent opportunity for first-time buyers, downsizers or those seeking a well-maintained investment property.

OUTSIDE

The property benefits from a gravelled front garden, whilst to the rear is an attractive and enclosed garden arranged with a paved patio, artificial lawn and raised timber decking, providing a private space for outdoor seating and entertaining. An allocated parking space further complements the property.

GENERAL REMARKS



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 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

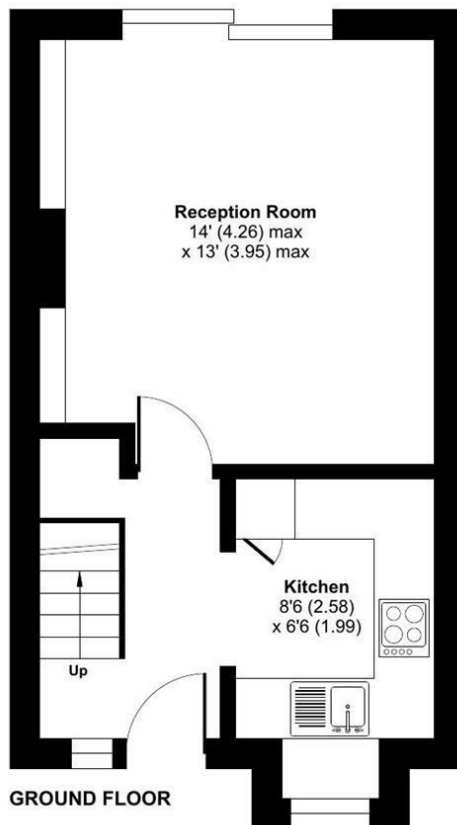
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.



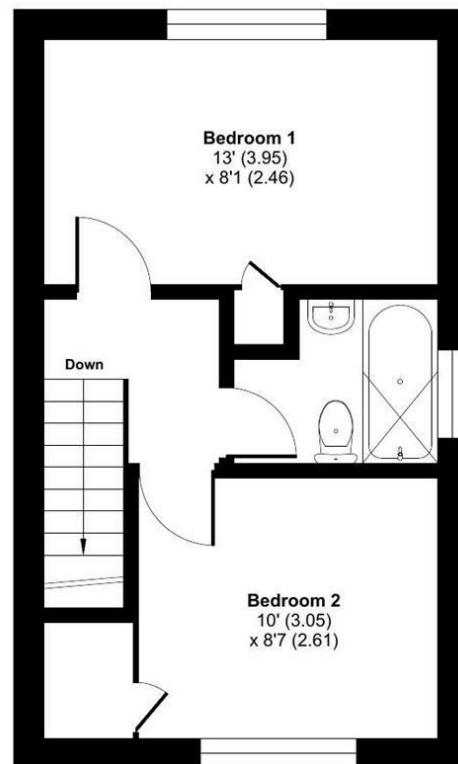


Approximate Area = 602 sq ft / 55.9 sq m

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). © ncthecom 2026. Produced for Halls. REF: 1530340

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	79
EU Directive 2002/91/EC		

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.



SHREWSBURY SALES

2 Barker Street | Shrewsbury | Shropshire | SY1 1QJ

01743 236444 ✉ shrewsbury@hallsgb.com

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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.

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