



1 WAVERTON WAY
SHREWSBURY | SY3 5LE





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Close to town amenities.

AN ATTRACTIVE MODERN FAMILY HOME THAT OFFERS GREAT LIVING ACCOMMODATION SITUATED IN AN INCREDIBLY POPULAR LOCATION ON THE OUTSKIRTS OF SHREWSBURY TOWN CENTRE.

Beautifully presented throughout
Superb family living space
4 bedrooms (one en-suite) and a family bathroom
Private gardens to the rear with patio area
Private driveway leading to garage



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words - ///extent.prompting.tracking

From the Welsh Bridge in Shrewsbury town centre proceed up to the Frankwell roundabout and take the second exit up the Mount and on reaching the Shelton traffic lights, proceed straight across onto the Welshpool road and carry on for about 200 metres and then bear left down Welshpool Road. Take the first left into Waverton Way where the property will be located on the left hand side.

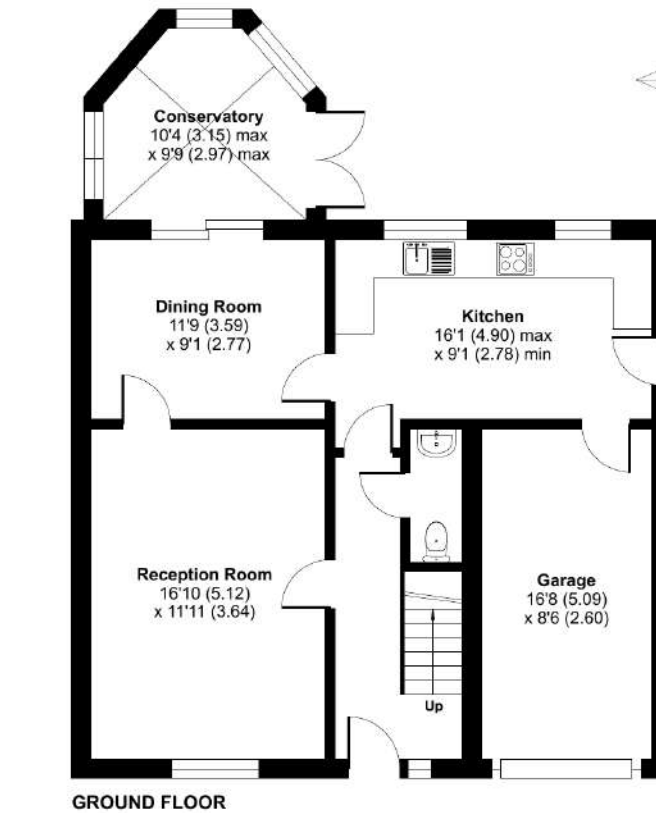
SITUATION

The property is situated in an attractive short cul de sac, amidst this popular development located towards the western side of Shrewsbury and having the benefit of a number of amenities close at hand including a supermarket, schools and hospital, whilst Shrewsbury town centre is readily accessible which offers an excellent selection of amenities. Commuters will also find easy access to the A5.

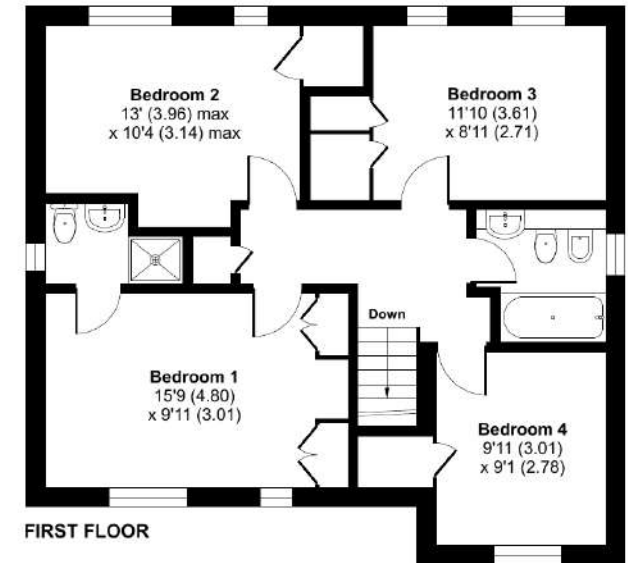
PROPERTY

A wonderful detached family home, beautifully enhanced to an exacting standard, offering elegant and generously proportioned accommodation ideally suited to modern family living. Occupying a private position within a quiet cul-de-sac in the highly regarded Kingswood Oak area, the property enjoys a wonderfully private landscaped gardens and is conveniently located just five minutes from the centre of Shrewsbury.

The heart of the home is an impressive open-plan kitchen and breakfast room, superbly appointed with a range of fitted cabinetry and integrated appliances, flowing seamlessly into a separate dining room ideal for both formal entertaining and everyday living that in turn leads through to the conservatory.



Approximate Area = 1380 sq ft / 128.2 sq m
Garage = 145 sq ft / 13.5 sq m
Total = 1525 sq ft / 141.7 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: 1458458



A well-proportioned sitting room provides an inviting reception space, centred around an attractive feature fireplace.

The principal bedroom suite offers a calm and refined retreat, complete with built-in wardrobes and a contemporary en-suite shower room. There are a further three bedrooms and family bathroom.

The property further benefits from UPVC double glazing, gas-fired central heating, and excellent connectivity to local amenities, including a short walk to Oxon Primary School, convenient access to the bypass, and proximity to Royal Shrewsbury Hospital.



OUTSIDE

Externally, the landscaped rear garden has a generous patio and small garden room perfectly designed for outdoor dining and entertaining. To the front there is a private block paved driveway for plenty of vehicles that leads to the integral garage. To the left hand side is a small front garden with lawned garden.

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 – E



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.



