



1A SHEPHERDS LANE
BICTON HEATH | SHREWSBURY | SY3 5EH





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Close to town amenities.

AN INCREDIBLY ATTRACTIVE MODERN DETACHED FAMILY HOME,
OFFERING GREAT LIVING ACCOMMODATION SET WITH GARDENS AND
DRIVEWAY PARKING SITUATED IN A POPULAR LOCATION.

Beautifully presented throughout
Superb family living space downstairs including a kitchen/dining room and large sitting room
3 double bedrooms (one ensuite) and a family bathroom
Private landscaped gardens to the rear with patio area
Private driveway parking



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

What3Words ///flush.vipers.surface

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. Take the next right turning into Shepherds Lane and the property will be seen shortly on the right hand side.

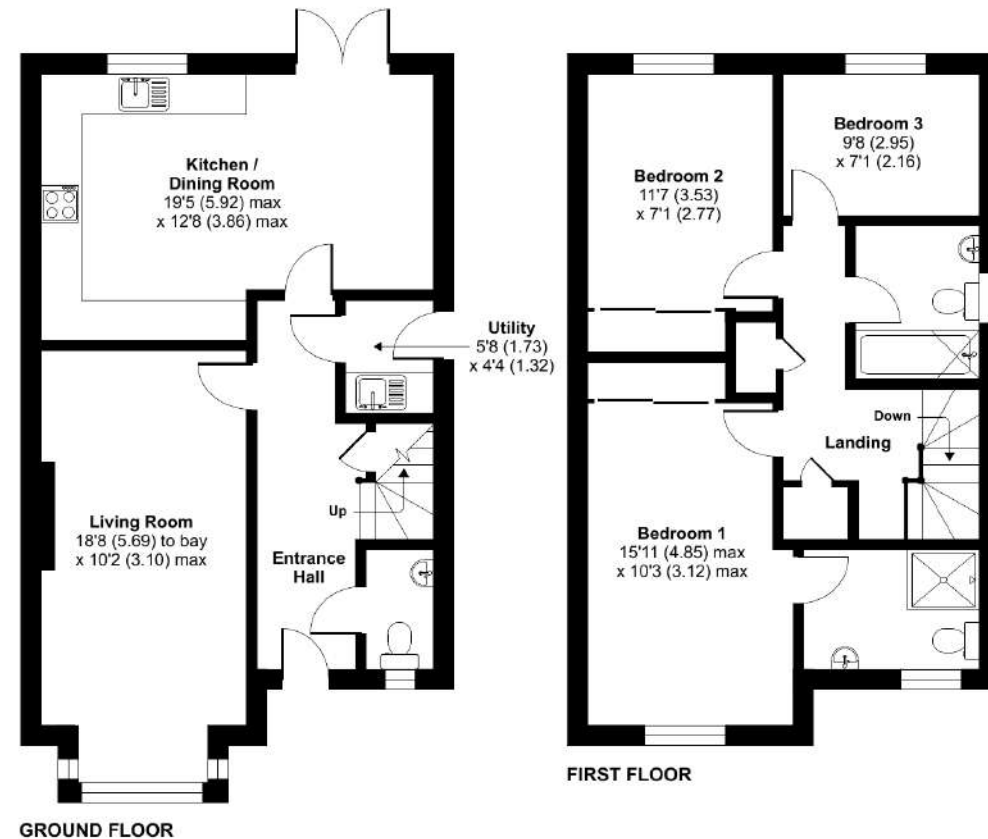
SITUATION

The property is situated on the ever popular western fringe of Shrewsbury, well placed within reach of excellent amenities including popular schools, the Royal Shrewsbury Hospital and on a frequent bus service to the town centre. The property is also conveniently situated within easy reach of the Shrewsbury by-pass with M54 motorway link.

PROPERTY

Occupying an enviable position on the outskirts of Shrewsbury, this beautifully presented three-bedroom detached family home offers stylish, spacious accommodation, landscaped gardens and the remainder of a 10-year LABC warranty, making it an exceptional choice for modern family living.

Constructed by the highly regarded Castle Homes, the property has been thoughtfully designed to provide well-balanced accommodation throughout.



Approximate Area = 1224 sq ft / 113.7 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). © nitchcom 2026. Produced for Halls. REF: 1472858



A welcoming reception hall leads to a generous sitting room featuring an attractive decorative fireplace, while the impressive open-plan kitchen/dining room forms the heart of the home. Fitted with a comprehensive range of quality units and integrated appliances, the kitchen enjoys French doors opening onto the private rear garden, creating an ideal space for both everyday living and entertaining. A separate utility room and guest cloakroom add further practicality.

To the first floor, the spacious principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. Two further well-proportioned double bedrooms, one also with built-in wardrobes, are served by a modern family bathroom with a shower over the bath.



OUTSIDE

The property is approached to the front of the house via a flagged pathway which extends across the front and down the side via a gated access to the rear garden. There is a vehicular access over a private gravelled driveway providing parking for at least two cars.

The garden is laid to lawn to the front and the rear and include a flagged patio area, side flagged area with screen walling and timber lapped panelling fence.

Situated in a highly desirable semi-rural setting on the fringe of Shrewsbury, the property combines peaceful surroundings with excellent access to local amenities and the town centre. Beautifully maintained throughout and offering approximately three years remaining on the LABC warranty, this is a superb opportunity to acquire a stylish, move-in-ready family home in one of the area's most popular locations.

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 - D



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing 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.

