



31 BROADHEAD DRIVE
SHREWSBURY | SHROPSHIRE | SY1 4FB





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Close to amenities.

AN IMMACULATELY PRESENTED DETACHED FAMILY HOME, OFFERING
SUPERBLY PROPORTIONED AND FLEXIBLE ACCOMMODATION, WITH
WEST FACING GARDENS AND A LOVELY OUTLOOK OVER OPEN SPACE.

Attractive and beautifully presented detached home
Well-proportioned and flexible accommodation
Principal bedroom with an en-suite shower room
Private west-facing rear gardens
Driveway providing ample parking and EV charging point



Shrewsbury Office

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SY1 1QJ

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words ///filed.begun.buzz

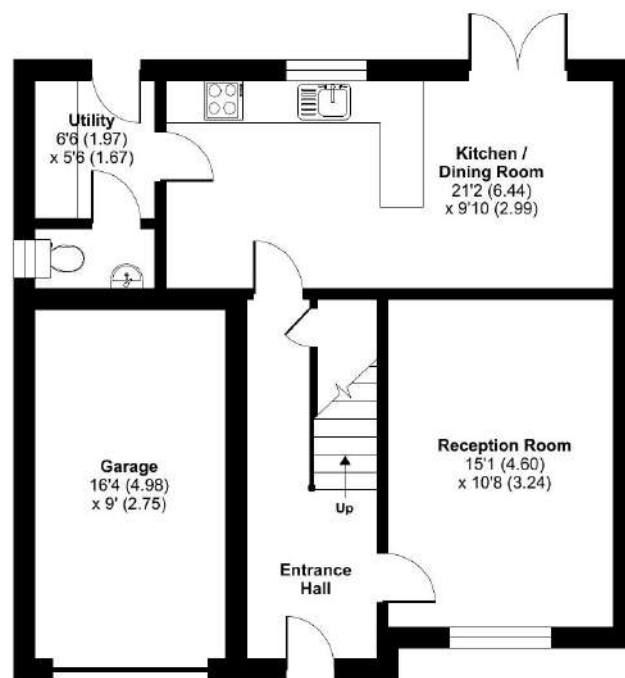
From Shrewsbury Town Centre proceed along Castle Foregate and onto the A5112 Whitchurch Road. Proceed along heading straight passed Tesco supermarket on the left hand side. Take the right turn into the Berwick Grange development followed by the first available left turn into Archery Fields. After a short distance turn left into Broadhead Drive and continue along and the property will be found on the left hand side identified by a Halls For Sale board.

SITUATION

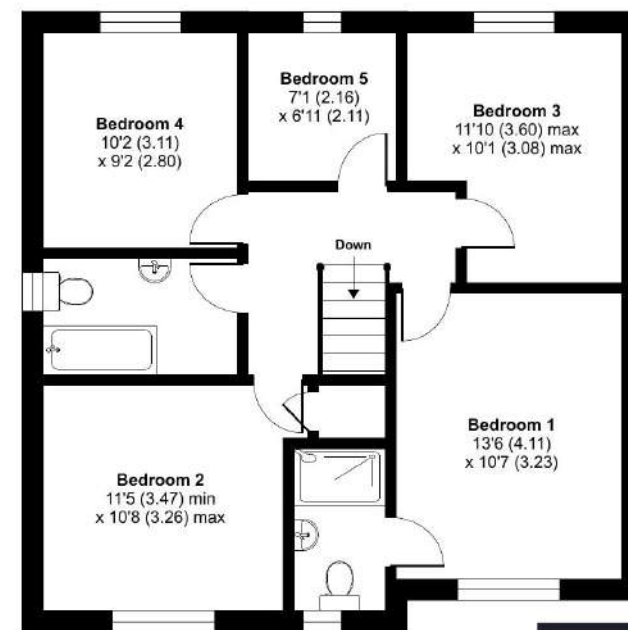
The property is most conveniently and neatly positioned on this popular development located on the north eastern outskirts of the town. The property has ready access to a range of amenities in the locality including a number of trading/retail parks with supermarkets and other large stores including a park and ride to the town centre and Harlescott. The town centre itself is only about 2.7 miles which offers a comprehensive shopping centre and a rail service. Commuters have excellent access to the A49 bypass which links south down to the A5 and then onto the M54 motorway and through to Telford.

PROPERTY

This is an attractive and immaculately presented detached family home that offers superbly proportioned and flexible accommodation, arranged over two floors, together with private garden and private driveway. The property occupies a particularly appealing position on this popular modern development, enjoying a lovely outlook over the surrounding woodland.



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Halls. REF: 1530856

The accommodation is well laid out and ideally suited to modern family living, with a good-sized entrance hall, a comfortable living room overlooking the front and an impressive open-plan kitchen/dining room, complete with glazed double doors opening onto the rear garden. A separate utility room and cloakroom further complement the ground floor.

To the first floor, the spacious landing leads to a principal bedroom with an en-suite shower room, three further double bedrooms, an additional single bedroom or study, and a well-appointed family bathroom. The first-floor outlook is particularly appealing, with views across the adjoining woodland.

Approximate Area = 1285 sq ft / 119.4 sq m
Garage = 149 sq ft / 13.8 sq m
Total = 1434 sq ft / 133.2 sq m
For identification only - Not to scale



OUTSIDE

The property benefits from private gardens to rear. The rear garden is arranged for ease of maintenance, with a large patio and central lawned area, gated side access and a garden shed. The garden is a superb space for outdoor entertaining. To the front there is a good size private driveway with EV charging point.

Overall, this is a superbly presented and well-designed family home, offering generous accommodation, excellent outside space and an attractive outlook in a popular and convenient residential setting.

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 or not.

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 or hedges.

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. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate 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 £36 (including VAT) per purchaser.



