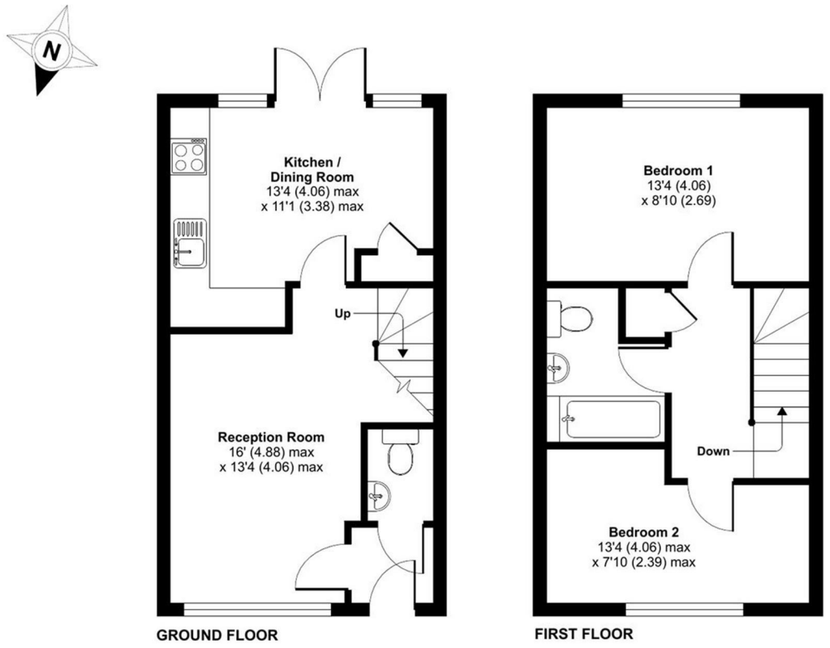
FOR SALE

19 Eardley Close, Shrewsbury, SY3 8FB

Approximate Area = 670 sq ft / 62.2 sq m

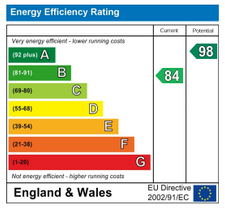
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1432442

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



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Shrewsbury Sales
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FOR SALE

Offers in the region of £270,000

19 Eardley Close, Shrewsbury, SY3 8FB

A superb modern two bedroom home with well laid out accommodation situated in an incredibly popular part of Shrewsbury.

FOR SALE

Close to town amenities.

1 Reception Room/s | 2 Bedroom/s | 1 Bath/Shower Room/s

- **Beautifully presented throughout**
- **Open plan kitchen/dining room with access to the private rear gardens**
- **2 double bedrooms**
- **Lovely private rear south facing gardens**
- **Private driveway parking for 2 vehicles**
- **Located in a sought-after residential area off Copthorne Road**

DIRECTIONS

From Shrewsbury town centre proceed east over the Welsh Bridge and take the first exit on the roundabout and proceed along Copthorne Road (the B4386). The entrance to the development is on the right hand side the turning after the Copthorne Veterinary Clinic. Proceed into the development and take the first right turning into Eardley Close. The property will be found on the left hand side.

SITUATION

The property is situated in an enviable position, on this popular residential development, on the west side of Shrewsbury, well placed and within reach of excellent amenities including popular schools, the town centre, the Royal Shrewsbury Hospital and within reach of the Shrewsbury by pass, allowing easy access of the M54 motorway link.

DESCRIPTION

Situated within a highly desirable development just a short walk from the town centre and local amenities, this superb two-bedroom home offers stylish, modern living with high-quality finishes throughout.

The property has been thoughtfully upgraded by the current owner and features a shaker style kitchen/breakfast room complete with integrated appliances, including a dishwasher, fridge/freezer, and a washer/dryer. A spacious living room provides a comfortable setting for relaxation and flows seamlessly into the kitchen/dining area, where patio doors open onto the rear garden, perfect for indoor-outdoor living.

Upstairs, the home offers two generously sized double bedrooms and a well-appointed family bathroom, finished with modern tiling and a sleek white suite.

OUTSIDE

Externally, the property continues to impress. The south-facing rear garden is private and not overlooked, featuring a delightful patio area ideal for outdoor dining, and convenient side access. To the front, a tarmac driveway provides off-road parking for two vehicles.

Additional benefits include the remainder of an NHBC warranty.

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 £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 sale 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 'C' on the Shropshire Council Register.

VIEWINGS

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