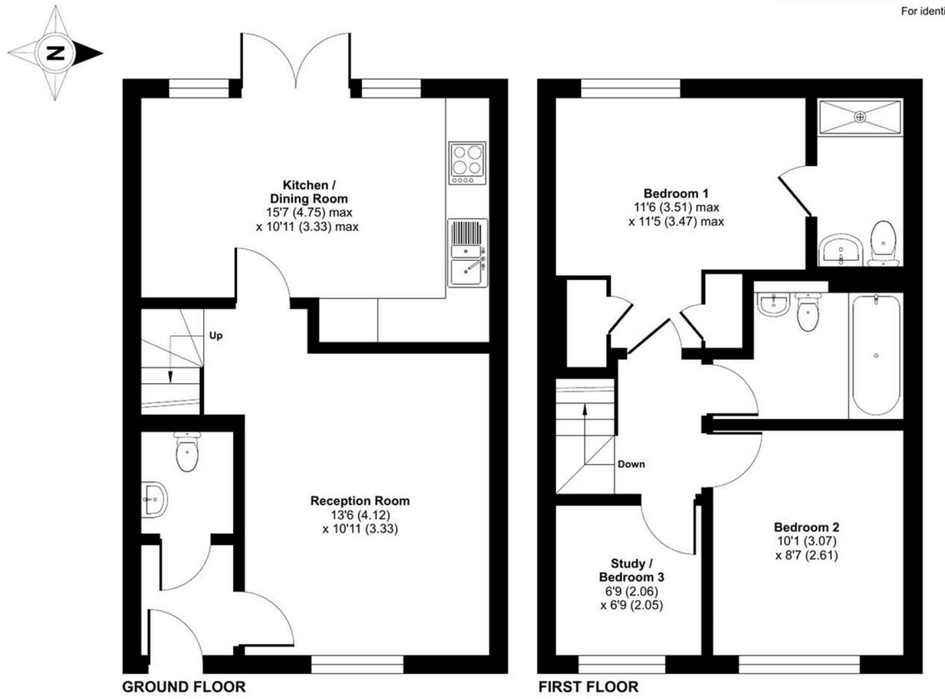
FOR SALE

6 Roberts Way, Shrewsbury, SY2 6FU

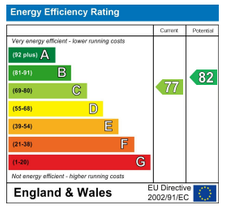
Approximate Area = 778 sq ft / 72.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1347419

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



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
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FOR SALE

Offers in the region of £289,000

6 Roberts Way, Shrewsbury, SY2 6FU

An immaculately presented and beautifully appointed modern semi detached house, with driveway parking and garage, together with easily maintained gardens on this highly sought after development.

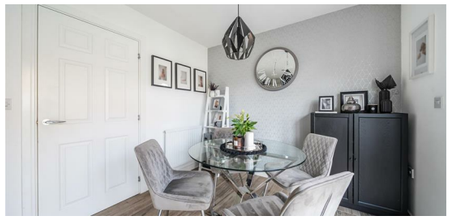
FOR SALE

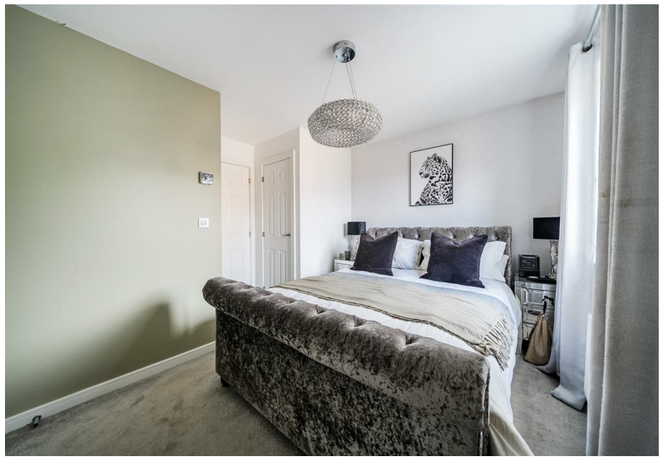
Close to town amenities.

1 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s





- **Popular residential development**
- **Immaculately presented accommodation**
- **Lovely living environment**
- **Driveway parking and garage**
- **Easily maintained gardens**
- **Excellent access to amenities**

DIRECTIONS

From Shrewsbury town centre proceed over the English Bridge and carry on straight on up through Abbey Foregate to the column roundabout. Take the third exit onto Wenlock Road and after a short distance turn right onto Sutton Road. Continue to the very end of Sutton Road and at the T-junction with Oteley Road turn left. Proceed along Oteley Road for a short distance and take a right turn into Maxfield Drive. Proceed ahead and turn right and then turn left and the property will be seen on the right hand side.

SITUATION

The property is conveniently situated on the southern outskirts of the town and well placed for a number of local amenities including the Meole Brace Retail Park which includes Sainsburys Supermarket. Schools including The Priory and Meole Brace are easily accessible. In addition there are a small number of shops off Sutton Road, whilst Shrewsbury town centre offers a comprehensive shopping centre, excellent range of social facilities and a rail service. Commuters will be pleased to note that Oteley road quickly connects into the A5 and then through onto the M54 Motorway with Telford readily accessible.

DESCRIPTION

Situated on a popular and convenient residential development, this beautifully appointed three-bedroom semi-detached property offers contemporary living and immaculately presented accommodation. The home features modern condition throughout, featuring modern finishes, generous proportions, and excellent low maintenance outdoor space.

On the ground floor, the property boasts a spacious and welcoming living room, complemented by a bright and generously sized kitchen diner fitted with a range of sleek modern units and numerous integrated appliances, ideal for both everyday living and entertaining. A convenient guest WC completes the ground floor accommodation.

Upstairs, the principal bedroom benefits from a stylish en-suite shower room with a walk-in shower, while the two further bedrooms are served by a well-appointed family bathroom.

OUTSIDE

Externally, the property enjoys a generous driveway providing ample off-road parking, along with a garage. To the rear, the beautifully landscaped garden is designed for ease of maintenance, featuring two patio entertaining areas, raised beds, and an artificial lawn.

An ideal home for families, professionals, or those seeking a move-in-ready property in a sought-after location

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 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.