



30 GRANGEFIELDS  
SHREWSBURY | SY3 9DE





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Close to town amenities.

AN IMPRESSIVE MODERN FAMILY HOME OFFERING SPACIOUS, WELL PLANNED ACCOMMODATION IN ONE OF SHREWSBURYS MOST SOUGHT AFTER RESIDENTIAL LOCATIONS.

Well presented home

Open plan kitchen/breakfast room

Principal bedroom with a large en-suite

Private driveway providing ample off-road parking together with an attached garage

Well-maintained accommodation offering scope for minor cosmetic updating and personalisation



**Shrewsbury Office**

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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

What3words: ///swing.quite.pose

From Shrewsbury town centre, proceed up Copthorne Road taking the left turn down Pengwern Road and then turn right up Port Hill. At the Port Hill roundabout turn left onto Roman Road and proceed past the school on the left hand side. Continue down into the dip and then as the road starts to rise, take the right turn into Grange Road. Take the next right turn into Grangefields Road, proceed down the bank and right at the bottom. Continue along and bear to the right where the property will be located on the left hand side.

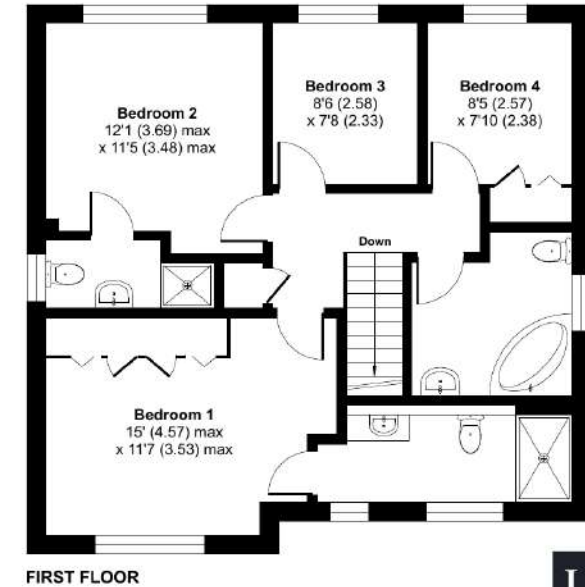
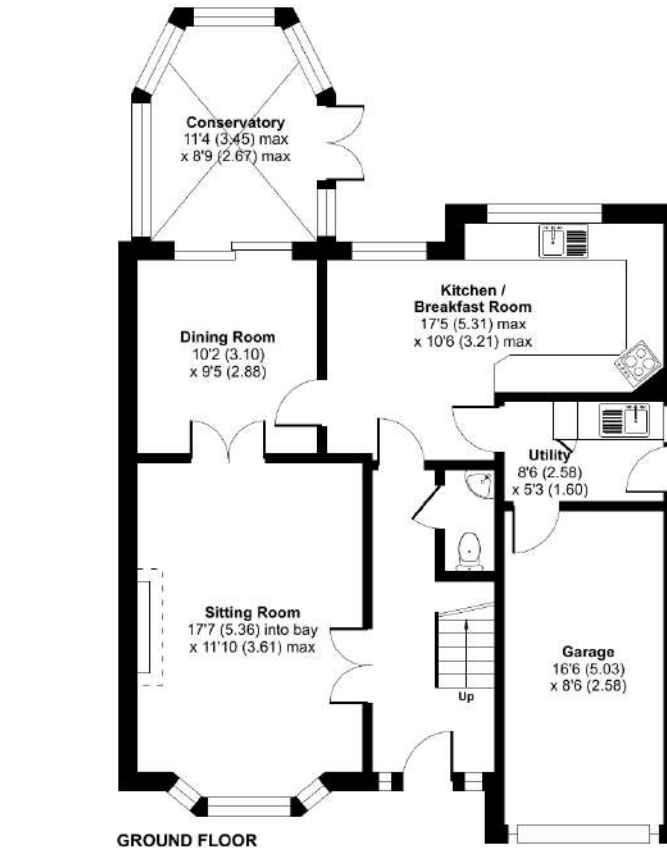
## SITUATION

30 Grangefields occupies an enviable position within this highly desirable residential area on the western side of Shrewsbury. The property is conveniently located for the town centre, the renowned Shrewsbury School and Shrewsbury High School, as well as the Royal Shrewsbury Hospital. Excellent transport links are also readily accessible, with the Shrewsbury bypass providing connections to the M54 and onward to the West Midlands.

## PROPERTY

The property is well maintained and has been redecorated with the carpets having been replaced. The accommodation features a generous kitchen/breakfast room with the kitchen offering a good range of wall and floor units as well as built in appliances. Off the kitchen is an incredibly useful utility room with side access.

There is a wonderfully proportioned double reception room, providing an excellent space for both family living and entertaining. French doors lead through to the conservatory, which enjoys delightful views over the beautifully landscaped rear gardens.



Approximate Area = 1464 sq ft / 136 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1603 sq ft / 148.9 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: 1482050



The principal bedroom is particularly impressive, benefiting from built in wardrobe and a large en suite shower room. There are three further well-sized bedrooms, all served by a family bathroom with corner bath.

The house has been well maintained throughout and offers scope for some minor cosmetic updating, allowing purchasers the opportunity to personalise the accommodation to their own tastes.





## OUTSIDE

To the front of the property, a private driveway provides ample off-road parking and leads to an attached garage. To the rear, the gardens have been thoughtfully designed and include an attractive patio area, ideal for outdoor dining and relaxation.

## 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.



