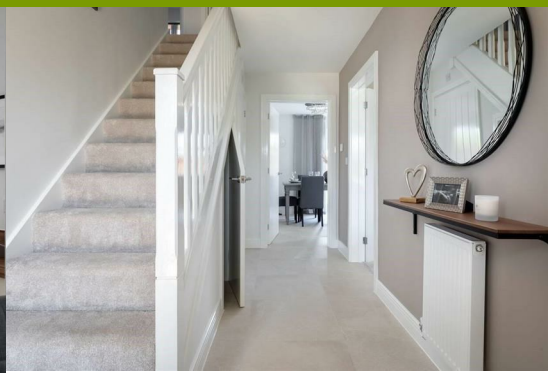


PLOT 99 - THE PHILOSOPHER DARWIN'S EDGE

HEREFORD ROAD | SHREWSBURY | SHROPSHIRE | SY3 9NB





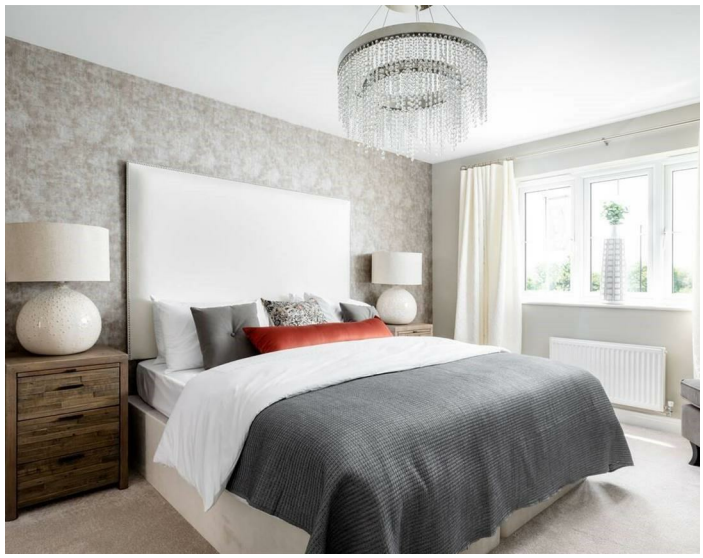


OPEN DAY SATURDAY 14TH NOVEMBER 2026

A most impressive and beautifully appointed detached family home, providing a spacious and versatile living environment set with garage and gardens on this highly sought after residential development.

Price Guide £472,000





2 4 2

- 1489 sq ft
- 2 year Bellway warranty
- 10 year insurance protection from the National Housing Building Council
- Excellent specification
- Driveway parking and garage
- Patio and lawned gardens

DIRECTIONS

From Shrewsbury town centre, proceed over the English Bridge and onto the gyratory system, heading for Coleham. Continue onto Belle Vue Road which links onto Hereford Road and head over the railway bridge until reaching the traffic lights by the Esso petrol station. Proceed straight ahead, over the next roundabout, passing Sainsburys on the left hand side and at the next set of traffic lights, take the left turn into the Darwin's Edge Development.

SITUATION

Darwin's Edge is a delightful development of two, three and four bedroom homes, positioned to the south westerly side of the popular market town of Shrewsbury. The development sits in a sought after residential area, having a number of amenities close by, including the Meole Brace Retail Park and golf club, with the town centre easily accessible and offering an extensive and fashionable range of both social and leisure facilities, together with a rail service. There are a number of excellent schools within close proximity and commuters will find the development is well placed with access to a number of routes, including the A5 ring road, which links through to the M54 motorway to Telford, and thereon to the West Midlands conurbations.

DESCRIPTION

Plot 99 is an attractively designed and most impressive detached house, which will no doubt produce great market appeal. The ground floor comprises a reception hall, living room, feature open plan living dining kitchen, study/family room, utility and guest WC. To the first floor, there are four bedrooms, the principle of which has an en-suite shower room, whilst the remaining three are served by the family bathroom. Outside, there is driveway parking together with a garage. The gardens offer areas laid to patio together with flowing lawns.

ACCOMMODATION

Storm porch with panelled entrance door leading into:-

RECEPTION HALL

With staircase rising to first floor, understairs storage cupboard and doors of and to:-

GUEST WC

Providing a white suite comprising low level WC with hidden cistern, wash hand basin with Bristan mixer tap. Part tiled walls, tiled splash, extractor fan.

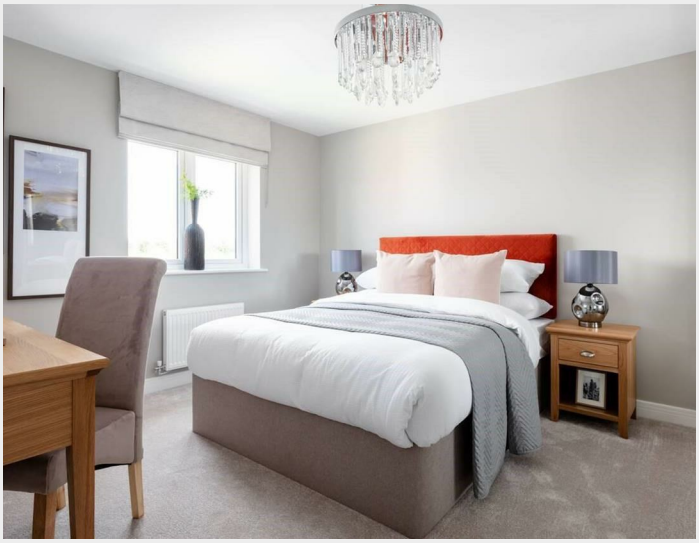
LIVING ROOM

With window to the front.

OPEN PLAN LIVING KITCHEN DINER

Providing an attractive range of soft close eye and base level units, comprising cupboards and drawers with generous work surface area over and incorporating a one and half bowl Leisure stainless steel sink unit and drainer with mixer tap, integral Zanussi electric oven and grill with Zanussi microwave combination oven over. Integral Zanussi dishwasher. Four ring Zanussi stainless steel gas hob unit with fitted filter hood over. Integral fridge/freezer. Ceiling downlighters, twin glazed french doors leading out onto the rear gardens and patio.





UTILITY ROOM
With fitted worktop incorporating Leisure stainless steel sink unit and drainer with mixer tap, storage cupboards under, space and plumbing for washing machine, wall mounted Ideal Logic gas fired central heating boiler, built in storage cupboard, panelled part glazed UPVC access door to the driveway. Built in storage cupboard off.

STUDY/FAMILY ROOM
Window to front aspect.

FIRST FLOOR LANDING
With access to loft space, useful built in storage cupboard and doors off and to:-

BEDROOM ONE
Window to the front.

EN-SUITE SHOWER ROOM
Providing a Roche white suite, comprising low level WC with hidden cistern, wall mounted Roche wash hand basin with mixer tap over, shower cubicle with mains fed shower, inset tiling and sliding splash screen, part tiled walls, extractor fan and radiator.

BEDROOM TWO
Window to rear.

BEDROOM THREE
Window to front.

BEDROOM FOUR
Window to rear.

BATHROOM
Providing a Roche suite comprising low level WC with hidden cistern, wash hand basin with Bristan mixer tap over, panelled bath, part tiled walls and tiled splash, shaving connection point, ceiling downlighters, extractor fan and wall mounted heated towel rail.

OUTSIDE
The property is approached over a flagged pathway leading to the main front entrance door. A block paved driveway then extends down the side of the property, offering a generous amount of parking and giving vehicular access to the detached garage.

DETACHED GARAGE
With up and over entrance door, electric car charging points.

THE GARDENS
To the front, the gardens offer easily maintained and well stocked herbaceous borders, together with an area laid to lawn. The majority of the gardens are found to the rear and these comprise flagged patio seating areas, generous flowing lawns and an external cold water tap.

GENERAL REMARKS

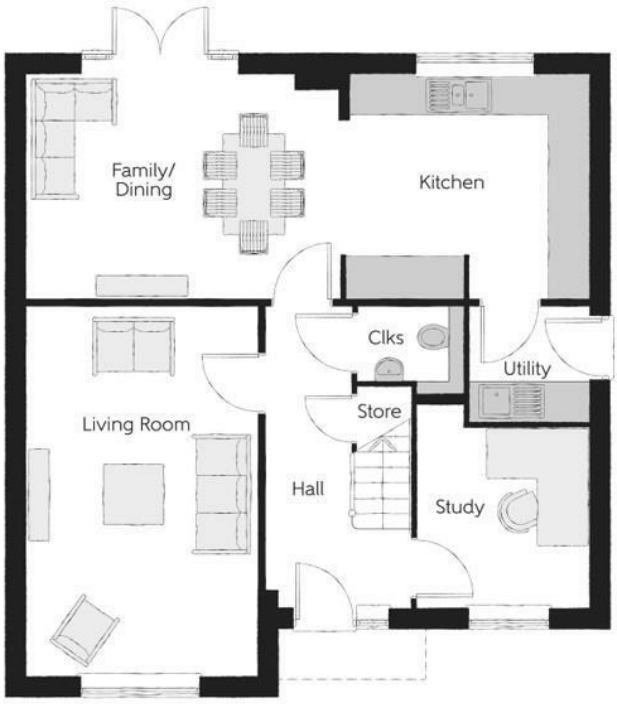
AGENTS NOTE
Prospective purchasers should note:
1) The property benefits from a number of solar panels.
2) Each property has the advantage of an electric car charging point.

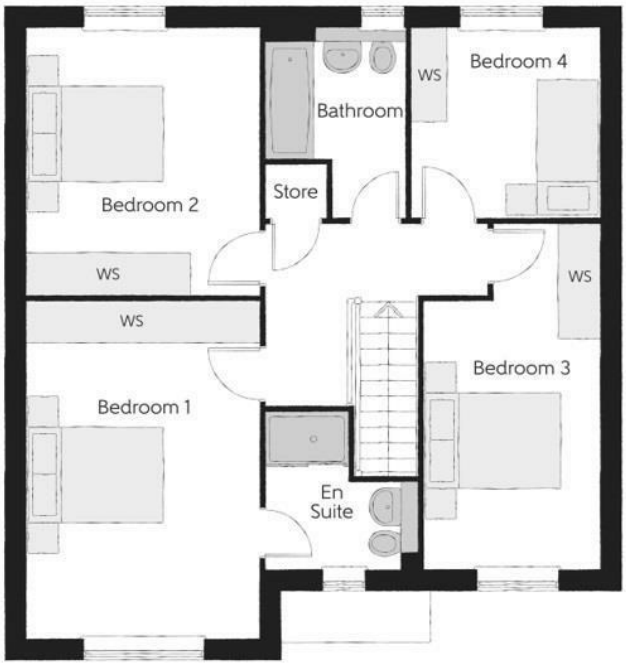
FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

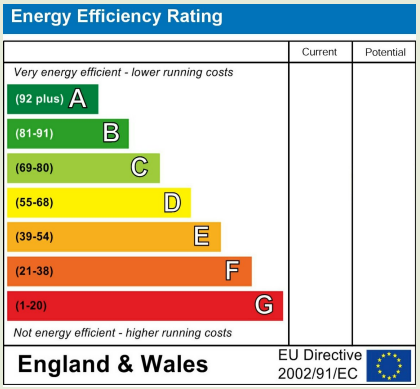
TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity and drainage are understood to be connected. Google Nest controlled gas fired central heating system, individually controlled with two thermostats one on the ground and one on the first floor. None of these services have been tested.

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







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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

Halls 1845

SHREWSBURY SALES

2 Barker Street | Shrewsbury | Shropshire | SY1 1QJ

01743 236444 shrewsbury@hallsgb.com

www.hallsgb.com

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 are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** 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. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.