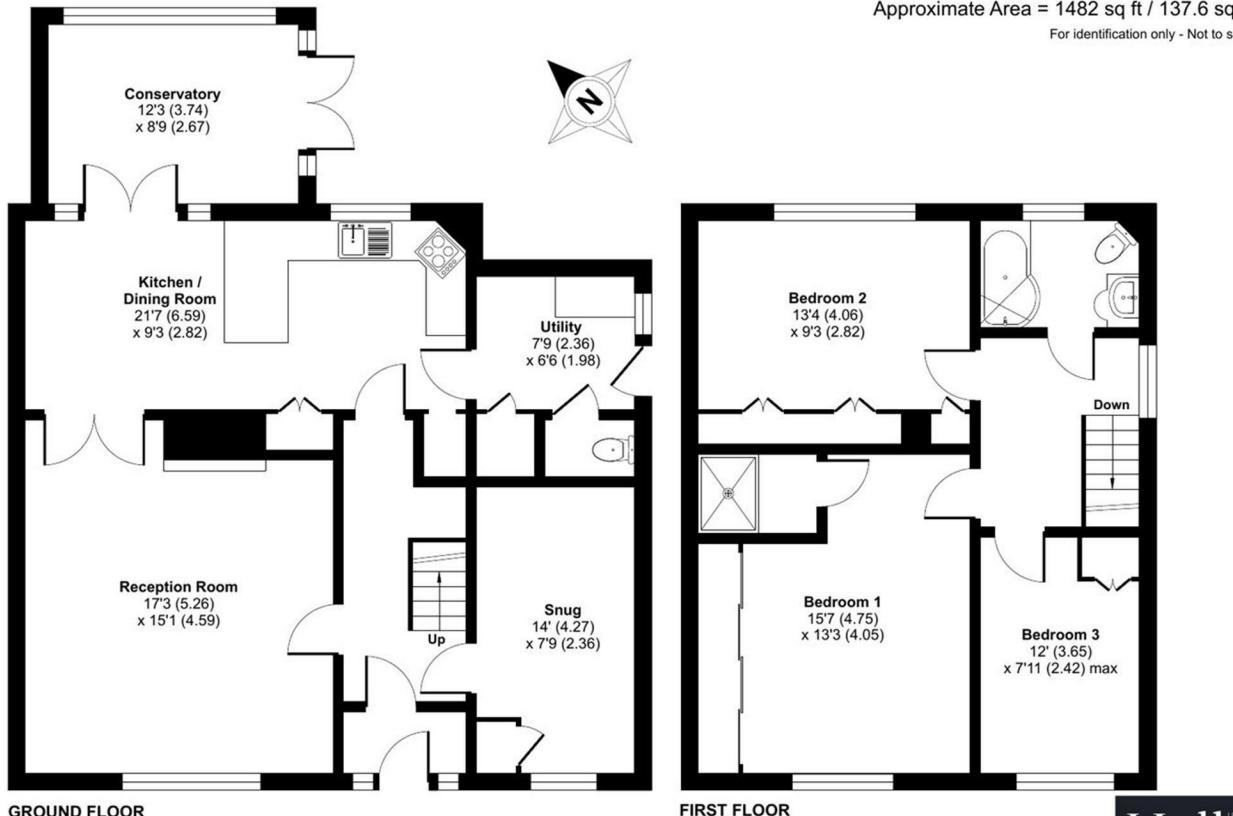


FOR SALE

4 Hunter Street, Shrewsbury, SY3 8QN

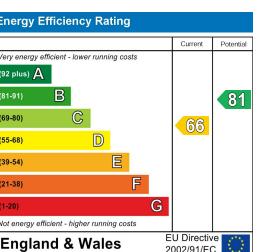


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025. Produced for Halls. REF: 1278634

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 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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FOR SALE

Offers in the region of £425,000

4 Hunter Street, Shrewsbury, SY3 8QN

A remodelled and updated semi detached family home, offering wonderfully spacious and well laid out accommodation in this incredibly sought after location, close to Shrewsbury town centre.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

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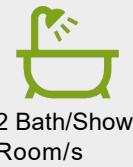
Close to town amenities.



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Well proportioned living room
- Superb kitchen/dining room
- Conservatory
- Private parking
- Gardens
- Sought after location

DIRECTIONS

From Shrewsbury to town centre, proceed over the Welsh bridge follow the Frankwell gyratory system right round coming back into town. Turn left just before the bridge towards the theatre, take the first turning left then second right in to Alma Street, then left into Hunter Street. Number 4 is situated at the top of the road on the right hand side.

SITUATION

The property occupies a lovely position within this highly desirable residential location. The property is within easy walking distance of tranquil riverside walks leading to the Quarry Park, the Theatre Severn, the medieval town centre of Shrewsbury. The property is also well placed to highly regarded schooling and the local bypass linking up to the M54 motorway network.

DESCRIPTION

A substantial semi detached property located in one of Shrewsbury's most sought after areas, within easy walking distance of the town centre, theatre and associated restaurants and lovely river walks. The property enjoys lovely well maintained gardens with extensive off road parking.

The property is entered through an entrance porch that opens to the inner hallway with staircase to the light, spacious landing. There is an incredibly well portioned living room with feature fireplace and large window to front.

Opposite the sitting room is a further reception/playroom/study or even downstairs bedroom (bedroom four). The fantastic open plan kitchen/dining room with glazed double doors opening to the conservatory stretched across the majority of the width of the property and has a modern fitted kitchen, with arrange of wall and floor units, built in appliances and a breakfast bar. The utility is beyond the kitchen and gives access to the outside. The conservatory is located to the rear of the property and gives great views of the gardens. Doors lead out to the raised patio.

On the first floor there is the impressive principal bedroom with built in wardrobes and en-suite shower room. There are two further double bedrooms, also having built in wardrobes, and a well-appointed family bathroom.

ACCOMMODATION**ENTRANCE PORCH**

With door through to:-

ENTRANCE HALL

Staircase to fist floor and doors off and to:-

LIVING ROOM

A well proportioned room with feature fireplace and lovely aspect to the front of the property.

SNUG/BEDROOM FOUR

Converted garage which could be utilised as a downstairs fourth bedroom, currently used as snug/study.

KITCHEN DINER

Providing a range of eye and base level units with generous worksurface over and incorporating a stainless steel sink unit with mixer tap. Beko oven with electric hob over. Extractor fan. Space and plumbing for dishwasher. breakfast bar and french doors through:-

CONSERVATORY

Wraparound UPVC double glazed windows and French doors leading out to the raised patio and rear gardens.

UTILITY ROOM

With access door to rear gardens.

GUEST WC

Providing a low level WC.

FIRST FLOOR LANDING

With doors off and to:-

BEDROOM ONE

With extensive range of built in mirror fronted wardrobes and en-suite shower room. Outlook to the front of the property.

BEDROOM TWO

With built in wardrobes and outlook over rear gardens.

BEDROOM THREE

With built in cupboard and aspect to the front of the property

BATHROOM

Providing a white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under, panelled bath with shower over.

OUTSIDE

To the front there is a large gravelled private drive, suitable for parking several vehicles. To the rear is a tiered private rear garden. The lower level has been landscaped to comprise areas of lawn and a sun terrace, a raised patio leads out of the conservatory, which is perfect for Alfresco entertaining.

GENERAL REMARKS**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.