



# 6 BREIDDEN VIEW

SHREWSBURY | SY3 8NN







# 6 BREIDDEN VIEW

SHREWSBURY | SY3 8NN

Close to town amenities.

A BEAUTIFULLY PRESENTED AND ATTRACTIVELY APPOINTED MATURE SEMI DETACHED HOUSE, PROVIDING SPACIOUS ACCOMMODATION AND LOVELY GARDENS IN THIS SOUGHT AFTER LOCATION.

Walking distance to town centre  
Beautifully appointed and immaculately presented  
Rooms of pleasing proportion  
Neatly maintained rear gardens  
Westerly facing aspect



**Shrewsbury Office**

2 Barker Street, Shrewsbury, Shropshire,  
SY1 1QJ

**T:** 01743 236444

**E:** [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)

Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury town centre, proceed over the Welsh Bridge and on arrival at Frankwell roundabout take the first exit onto Copthorne Road. Proceed past Majestic Wines and at the brow of the hill take the left turn into Breidden View. Continue along the unadopted lane and the property will be found on the right hand side.

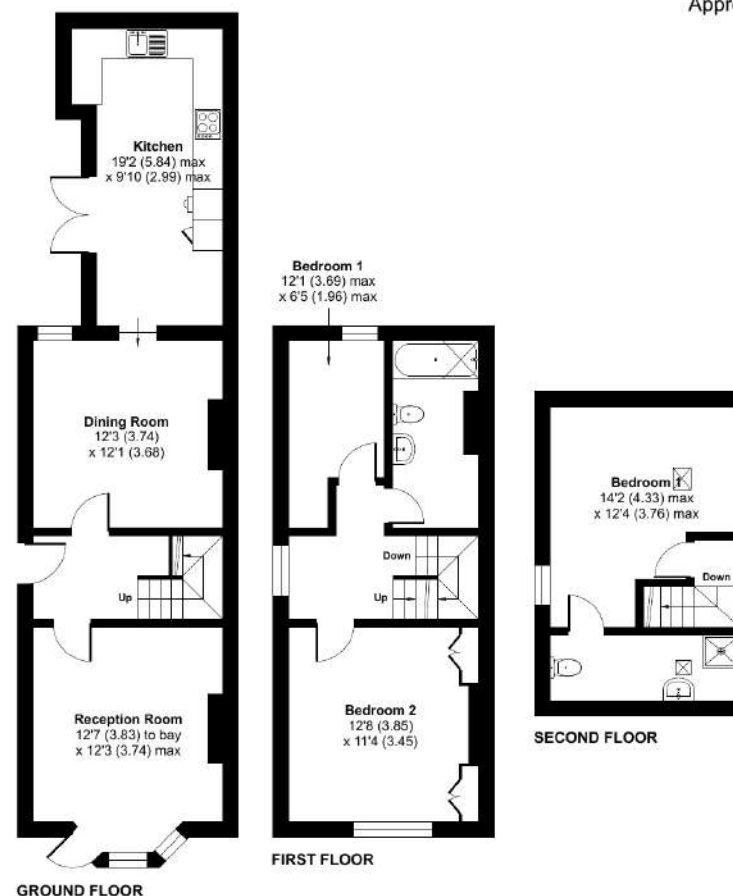
## SITUATION

The property is delightfully positioned in a highly desirable residential location. 6 Breidden View is within walking distance of a number of local shops, together with some delightful walks down by the River Severn and through the Quarry park. Close by is a good selection of schools, whilst the town centre is accessible by foot providing a comprehensive range of shopping, social and leisure facilities. Commuters will find ready access to the A5 which links through to the M54 and on towards The Midlands. The town centre also offers a rail service.

## PROPERTY

A beautifully appointed period home within walking distance of the town centre, combining character charm with contemporary style.

This delightful property has undergone extensive renovation and improvement in recent years, resulting in immaculate accommodation that blends period features with modern comfort.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1376151

Approximate Area = 1178 sq ft / 109.4 sq m

For identification only - Not to scale



The ground floor offers a superb living room with exposed boarded flooring, an attractive feature fireplace, and a bay window with a door opening directly onto the rear garden. The kitchen is a particular highlight, fitted with an excellent range of soft-close base and eye-level units, flowing worktops, and numerous integrated appliances. From here, the accommodation opens into a spacious dining room, perfect for entertaining. An inner hall with stylish tiled flooring provides access to the first floor.

On the first floor, there are two bedrooms and a well-appointed bathroom featuring a modern white suite. The second floor is dedicated to a generous principal suite, comprising a well-proportioned bedroom and an en-suite shower room.





## GARDENS

Outside, the property benefits from a small gated courtyard to the front and a beautifully landscaped rear garden, mainly laid to lawn with a gravelled seating area—ideal for al fresco 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 Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – A



### RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing 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.







