

**FOR SALE**

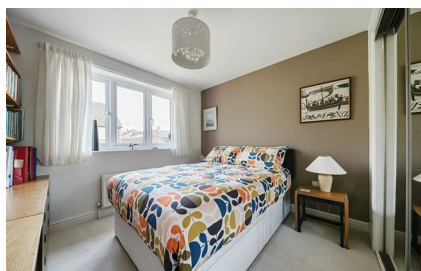
Offers in the region of £495,000

64 Falcons Way, Shrewsbury, SY3 8ZG

An impressive and spacious modern detached family home that has been extended and improved, occupying a superb position on this sought after development within walking distance to the Royal Shrewsbury Hospital and offering south facing wrap around gardens.



Close to town amenities.



- Offering 1750 sq ft of accommodation
- Larger than average plot
- Pleasant outlook to the rear
- 4 reception rooms
- Private south facing gardens
- Popular location

DIRECTIONS

From Shrewsbury Town Centre, proceed over the Welsh Bridge to the Frankwell roundabout, take the first exit onto Copthorne Road and follow this through until the next roundabout. Proceed straight across onto Mytton Oak Road, passed the shops taking the left turn into Crowmeole Lane. Follow this road around to the right into Churchhill Road where Falcons Way can be found on the right hand side. Continue into Falcons Way and the property will be found on the a cul-de-sac on the left hand side.

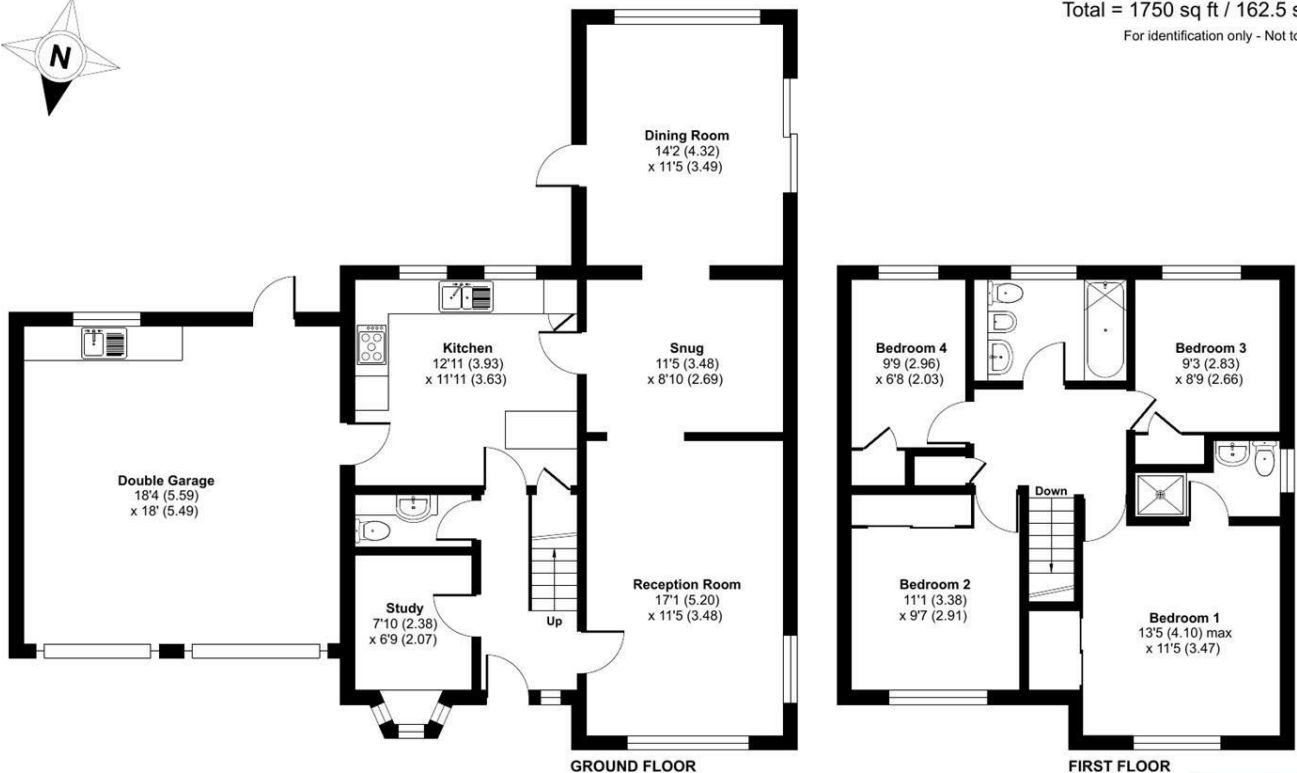
SITUATION

64 Falcons Way is situated in the popular residential area of Copthorne, close to Shrewsbury town centre and with easy access to the A5/M54 for onward commuting. The town centre offers an extensive range of shopping, leisure and social facilities and is noted for its stunning Quarry Park, which plays host to a number of festival and year round events including the Shrewsbury Flower Show. The house is well placed for a number of highly regarded schools including Woodfield infant, St George's Secondary School along with the prestigious Shrewsbury School, High School and Prestfelde Preparatory. Along with good road access to the Midlands via the A5/M54, Shrewsbury has a regular direct rail service to Birmingham and London.

DESCRIPTION

64 Falcons Way is an attractive and incredibly well presented four bedroom modern family home, with incredibly spacious and flexible living accommodation. Occupying a secluded and lovely position with a private driveway, the detached modern house offers spacious, well presented and instantly appealing living accommodation over two floors. Probably the best house on this development, the property benefits from a lovely breakfast kitchen that leads on to three linked reception rooms that include the sitting room with a gas fire, library/family room and dining room that has French doors leading to the rear mature gardens. There is a superb principal bedroom suite with en-suite facilities and built in wardrobes, three further double bedrooms and a family bathroom. There are wraparound south facing rear gardens, a private driveway and integral double garage.

ACCOMMODATION



Approximate Area = 1413 sq ft / 131.2 sq m
 Garage = 337 sq ft / 31.3 sq m
 Total = 1750 sq ft / 162.5 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). © nchecom 2025. Produced for Halls. REF: 1277119



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



ENTRANCE HALL

Centrally positioned with a staircase leading to first floor, doors lead to:-

STUDY

Located to the front of the property with views over the front gardens.

SITTING ROOM

A really well portioned room with dual aspect windows, feature modern gas fire, door to:-

SNUG

Located next to the kitchen this could be a great space for a family room, links the sitting room and to the dining room.

DINING ROOM

Located at the rear of the property with trio aspect, feature window overlooking the gardens and French doors to one side leading to the side gardens and a single door the other side leading to the raised rear patio.

KITCHEN

A range of modern white wall and floor units with good worktop space, built in double Neff oven, five ring gas hob with extractor above, stainless steel sink with mixer tap, dishwasher, breakfast bar, storage cupboard and door leading through to the integral garage. Window over looking the rear gardens.

GUEST WC

Comprising low level WC and wash hand basin.

FIRST FLOOR LANDING

With doors off and to:-

PRINCIPAL SUITE

With built in wardrobes and en-suite shower room, window over looking the front.



BEDROOM TWO

Built in wardrobes, window overlooking the front.

BEDROOM THREE

Built in wardrobes, lovely views to the rear.

BEDROOM FOUR

Built in wardrobes, lovely views to the rear.

BATHROOM

Providing a suite comprising low level WC, wash hand basin and panelled bath with shower over.

OUTSIDE

The property boasts a private tarmac driveway, offering parking for a number of vehicles that leads to the integral double garage.

DOUBLE GARAGE

Space and plumbing for washing machine.

THE GARDENS

The front gardens are laid to lawn with paved pathway giving access to front door and a selection of mature shrubs and bushes. The property benefits from extensive and beautiful mature wrap around gardens bordered by The Bowbrook. There are several different Alfresco entertaining areas including the raised patio directly to the rear, lawned areas with well stocked borders containing a variety of shrubs, trees, plants and bushes. The rear gardens are enclosed.

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 'F' on the Shropshire Council Register.

VIEWINGS

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

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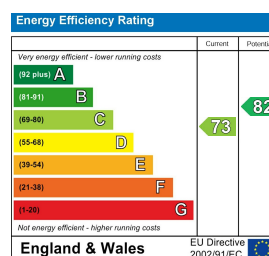
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

01743 236444

Shrewsbury Sales

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

E: shrewsbury@hallsgeb.com



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