

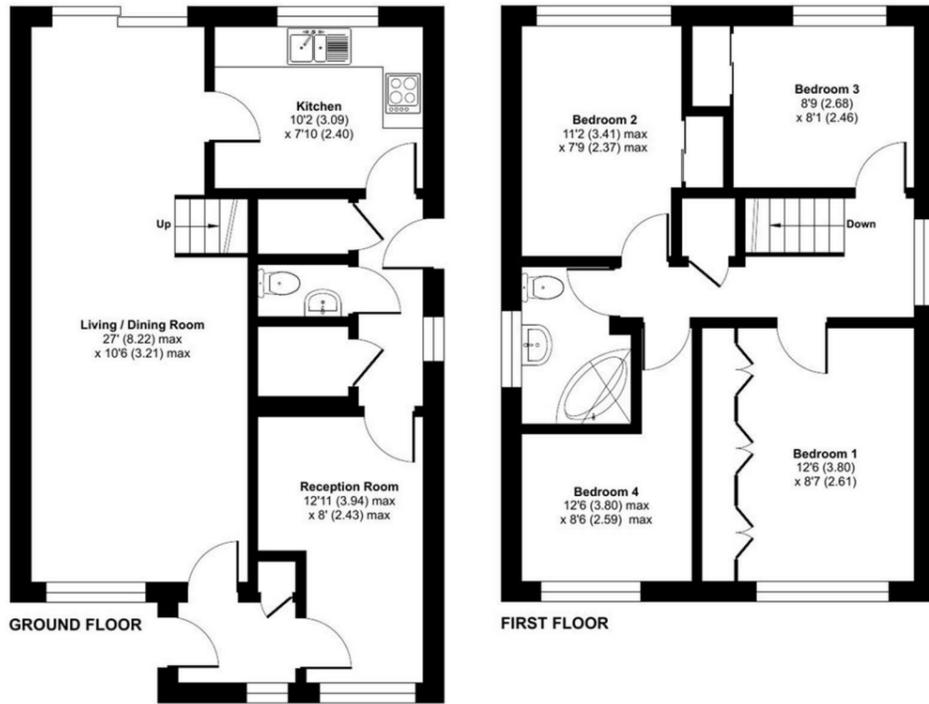
FOR SALE



69 White Hart, Shrewsbury, SY3 7TE



Approximate Area = 1086 sq ft / 100.8 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). © nrichcom 2025. Produced for Halls. REF: 1377249



FOR SALE

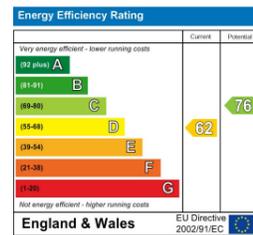
Offers in the region of £318,500

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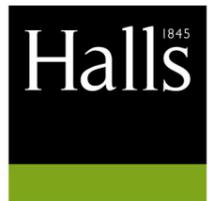
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



A deceptively spacious detached house, offering well presented accommodation with driveway parking and gardens in this most convenient residential location.



01743 236444

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



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Close to town amenities.



2 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- Popular town location
- Spacious accommodation
- Open plan living dining area
- 4 spacious bedrooms
- Driveway parking
- Rear gardens

SITUATION

The property is most conveniently and attractively situated on the outskirts of the Reabrook area, being within walking distance of the useful range of shops and amenities which includes schools and a bus service. To the rear of the bungalow is farmland, which in turn links around to a conservation area providing excellent walks. Shrewsbury town centre is easily accessible and Meole Brace retail park offers a varied range of shops including Sainsburys supermarket. The town centre itself has a good range of social and leisure facilities and commuters will be pleased to note that there are excellent road links to the A5 and M54 motorway, whilst there is also a rail service available in the town.

DIRECTIONS

From Shrewsbury town centre head down the Wyle Cop and across the English Bridge and proceed along Abbey Foregate. On arrival at the Shire Hall roundabout take the 4th exit down Haycock Way and then immediately left at the next roundabout. Continue along turning left onto Whitecroft Road, proceed past the shops and into White Hart Street and the bungalow will be found on the left hand side identified by a Halls for sale board.

DESCRIPTION

69 White Hart is a spacious detached family home, attractively positioned on a corner plot within an established and popular residential development. The property offers well-proportioned accommodation throughout and provides a flexible layout ideal for modern family living.

The ground floor features a generous front-to-back lounge/diner, enjoying excellent natural light and opening through double doors to the rear gardens. Also on this level is a well-arranged kitchen and an additional family/dining room, providing valuable versatility for those requiring extra living, dining, or home-working space.

To the first floor, there are four bedrooms, all served by the family bathroom.

Externally, the property benefits from ample driveway parking for multiple vehicles. The gardens lie predominantly to the rear and offer good levels of privacy, with patio seating areas ideal for alfresco dining, along with sections laid to lawn.

This is an excellent opportunity to acquire a well-located family home offering space, flexibility and a desirable corner-plot position.

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 'D' on the Shropshire Council Register.

VIEWINGS

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