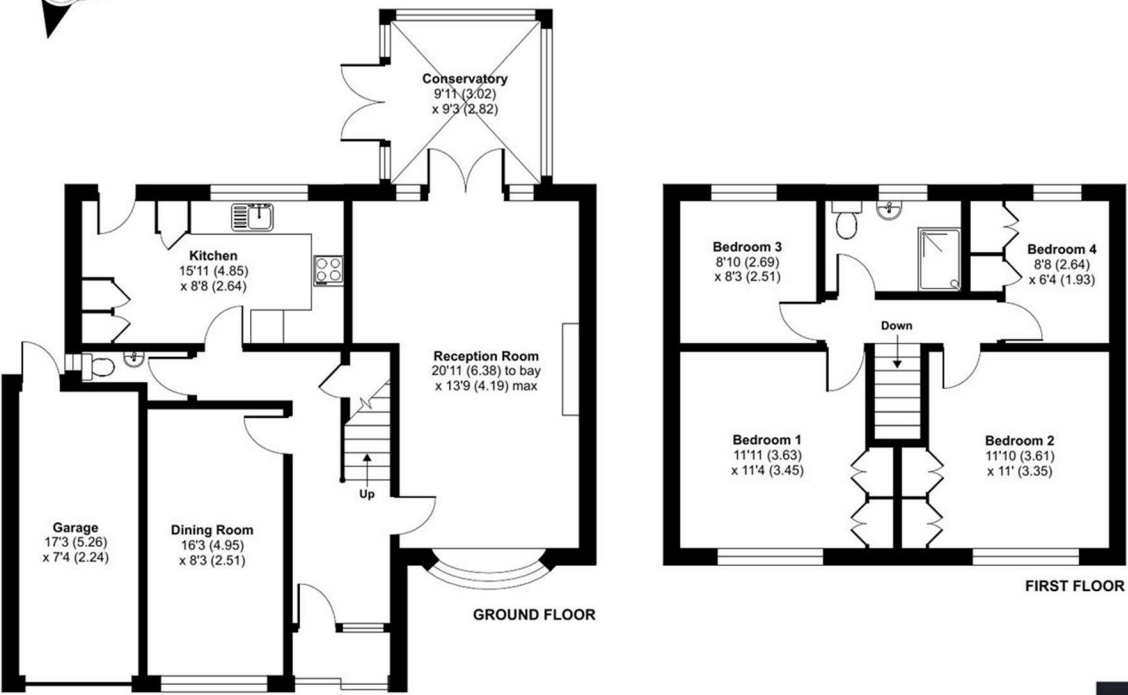


FOR SALE

6 Abbotsfield Drive, Shrewsbury, SY2 6DJ



Approximate Area = 1378 sq ft / 128 sq m
Garage = 127 sq ft / 11.8 sq m
Total = 1505 sq ft / 139.8 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: 1266591



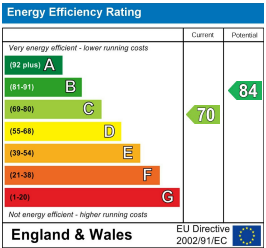
FOR SALE

Offers in the region of £399,950

6 Abbotsfield Drive, Shrewsbury, SY2 6DJ

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 beautifully maintained and deceptively spacious modern detached family home, set with garage and lovely south facing gardens in this most convenient and sought after locality. NO ONWARD CHAIN



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



- Quiet cul-de-sac location
- Well proportioned rooms
- Versatile layout
- Driveway parking and garage
- South facing gardens
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury Town Centre proceed over the English Bridge and continue along Abbey Foregate to the Lord Hill roundabout by the Shire Hall. Take the third exit onto Wenlock Road and after a short distance turn right onto Sutton Road. Proceed along Sutton Road taking the right turn into Abbotsfield Drive and the property will be found after a short distance on the left hand side.

SITUATION

The property is situated in a most desirable cul-de-sac position, in a popular and convenient area of the town. There are a number of local amenities close by including schools and shops, whilst the town centre is within a good walk and offers an excellent range of shops, restaurants and leisure facilities together with a rail service. Commuters will be pleased to note there is easy access to the A5 linking through to the m54 motorway through to Telford and thereon to the M6 motorway.

DESCRIPTION

6 Abbotsfield Drive is a beautifully maintained and particularly spacious detached house which will no doubt create strong market appeal. The ground floor offers a fantastic living room, separate formal dining room and an attractive kitchen which overlooks the rear gardens. To conclude the ground floor, there is a guest WC and conservatory which overlooks the south facing gardens. To the first floor, there are four well proportioned bedrooms, which are served by the shower room. Outside there is driveway parking for 2 cars, which also leads to the attached garage. The gardens are positioned to both the front and rear and predominantly comprise neatly manicured lawns, well stocked floral borders and patio seating area. The rear gardens have a southerly facing aspect.

ACCOMMODATION

ENTRANCE PORCH

With sliding entrance door and panelled part glazed door to:-

ENTRANCE HALL

Staircase to first floor, built in understairs store cupboard.

LIVING ROOM

A particularly spacious room with stone and tile fireplace and twin glazed french doors with full length glazed side panels leading through to:-

CONSERVATORY

Providing wrap around UPVC double glazed windows and blue tinted roof panels. Electric wall mounted heater. Twin glazed french doors leading out onto the rear sun terrace and gardens.

DINING ROOM

BREAKFAST KITCHEN

Providing an attractive modern range of eye and base level soft close units comprising cupboards and drawers with generous work surface area over and incorporating a stainless steel sink unit and mixer tap, space and plumbing for washing machine, integral Lamona electric oven and grill with four ring stainless steel Lamona gas hob unit with filter hood over and stainless steel splash, part tiled walls and tiled splash, integral fridge freezer, boiler cupboard housing the modern Worcester gas fired central heating boiler. Panelled part glazed UPVC door to rear garden.

GUEST WC

Tiled floor and a white suite comprising low level WC, pedestal wash hand basin, part tiled walls.

FIRST FLOOR LANDING

Access to loft space, doors off and to:-

BEDROOM ONE

With built in double wardrobe and additional built in storage cupboard.

BEDROOM TWO

With built in double wardrobe and additional storage cupboard.

BEDROOM THREE

With pleasant aspect over rear garden.

BEDROOM FOUR

With built in double wardrobe and built in tall storage cupboard.

SHOWER ROOM

Tiled floor and providing a white suite comprising low level WC, pedestal wash hand basin, large shower cubicle with inset tiling and sliding splash screen. Fully tiled walls.

OUTSIDE

The property is approached over a tarmac driveway which provides ample parking, whilst also giving vehicular access to the attached garage and pedestrian access to the front and side of the property.

GARAGE

THE GARDENS

To the front, the gardens offer beautifully manicured lawns flanked by established beds and border. Positioned to the rear is a most appealing sun terrace seating area, ideal for Alfresco dining which is adjoined by flowing lawns with a number of herbaceous shrubbery beds and borders.

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

Additional items/appliances available via separate negotiation.

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.