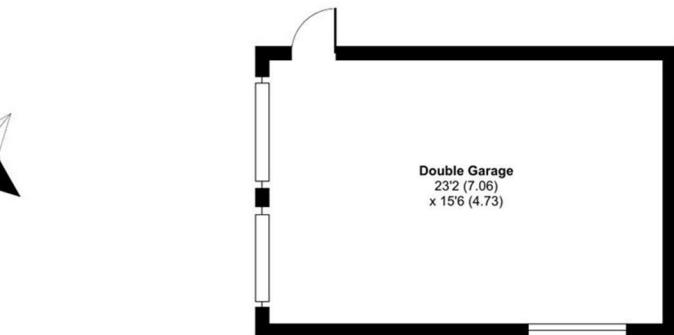
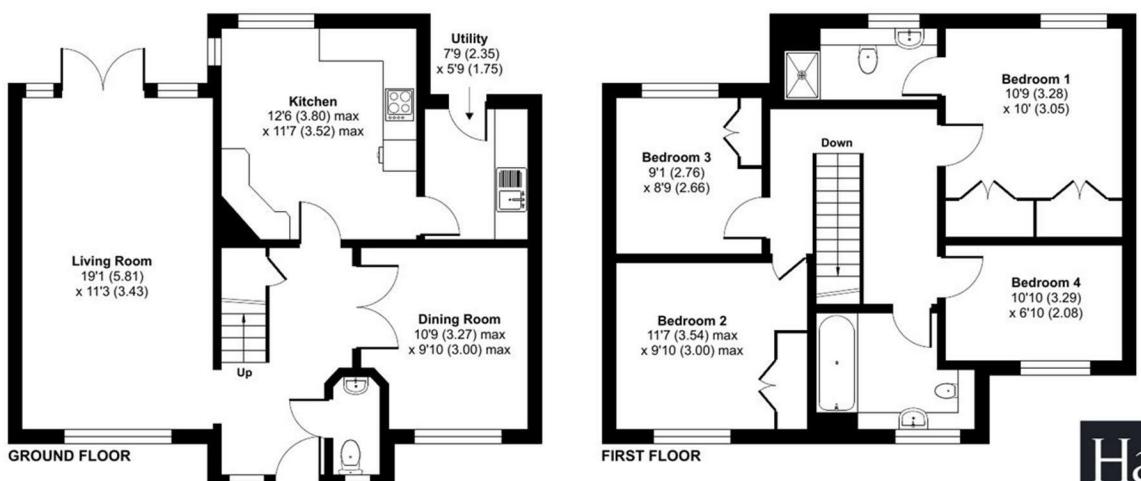


FOR SALE

6 Shillingston Drive, Shrewsbury, SY1 4YP



Approximate Area = 1279 sq ft / 118.8 sq m  
Garage = 359 sq ft / 33.3 sq m  
Total = 1638 sq ft / 152.1 sq m  
For identification only - Not to scale

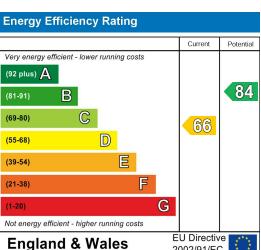


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025. Produced for Halls. REF: 1290739

**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



FOR SALE

Offers in the region of £385,000

6 Shillingston Drive, Shrewsbury, SY1 4YP

A spacious and desirable family home positioned on one of the best plots in a quiet cul de sac, set with detached garage and an attractive south facing rear garden, on this popular development to the North East of Shrewsbury.



01743 236 444

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



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Halls<sup>1845</sup>



- **No onward chain**
- **South facing garden**
- **Well proportioned rooms**
- **Detached garage**
- **A great family home**
- **Conveniently located**

#### DIRECTIONS

What 3 words - //froze.foal.matter  
From Shrewsbury town centre proceed along Castle Foregate and onto the A512 Whitchurch Road. Proceed along heading straight passed the Tesco supermarket, on the left hand side and take the right turn into Shillingstone Drive. Continue down this road until you pass some bollards and the cul de sac will be seen on the right hand side where the property will be identified on the left hand side.

#### SITUATION

The property is situated in a most convenient residential locality towards the north east outskirts of Shrewsbury. There are a selection of local amenities including shops, retail outlets including Morrisons and Tesco supermarkets. Schooling is available locally along with a regular bus service. The town centre goes on to provide a more comprehensive range of social and leisure amenities together with a rail service. Commuters will be pleased to note there is quick access provided to the A49 bypass, which links to the A5 and M54 motorway and through to Telford.

#### DESCRIPTION

A lovely, well proportioned, 4 bedroom detached home located in this popular part of Shrewsbury with excellent road links to A5, M54 and retail outlets. The accommodation includes Entrance Hall, Cloakroom/WC, Living Room, Dining Room, Kitchen, Utility Room, 4 Bedrooms, En-Suite Shower Room, Family Bathroom, Double Garage, Driveway and Private Rear Garden, GCH and DG. Early Viewing Recommended.

#### ACCOMODATION COMPRISES

Canopied entrance storm porch, double glazed composite entrance door.

#### ENTRANCE HALL

Double glazed window to the front, staircase leading to First Floor Landing, under stairs storage cupboard.

#### CLOAKROOM/ WC

Fitted with 2 piece suite including wash basin and WC, double glazed window to the front, carpeted flooring, radiator.

#### SITTING ROOM

Carpeted flooring, double glazed window to the front, feature fireplace with gas fire inset, 2 radiators, double glazed French doors to rear garden.

#### DINING ROOM

Glazed double doors, carpeted flooring, double glazed window to the front, double radiator.

#### KITCHEN

Tiled flooring, 2 double glazed windows to the rear and further double glazed window to the side, radiator. Fitted with limed oak effect units with laminate work tops, inset 1 1/2 bowl sink unit, inset 4 ring gas hob with filter hood above, double electric oven, integrated dishwasher and fridge.

#### UTILITY ROOM

Tiled floor, base and eye level units, laminate work top, inset sink unit, space and plumbing for washing machine and tumble dryer, wall mounted gas fired central heating boiler, uPVC double glazed door leads to rear garden.

#### FIRST FLOOR LANDING

Carpeted flooring, access to loft space, over stairs storage cupboard housing hot water cylinder.

#### BEDROOM 1

Carpeted flooring, 2 built in double wardrobes, radiator, double glazed window overlooking rear garden.

#### EN-SUITE SHOWER ROOM

Fitted white 3 piece suite including wash basin and WC set to vanity unit, tiled shower cubicle, radiator, double glazed window to the rear.

#### BEDROOM 2

Carpeted flooring, radiator, double glazed window to the front, built in double wardrobe.

#### BEDROOM 3

Carpeted flooring, radiator, double glazed window to the rear, built in double wardrobe.

#### BEDROOM 4

Carpeted flooring, double glazed window to the front.

#### FAMILY BATHROOM

Built in vanity unit with WC and wash basin, bath, fully tiled to bath walls, extractor fan, radiator, double glazed window to the front.

#### DOUBLE GARAGE

Electric up and over door, light and power points, service door to rear garden.

#### OUTSIDE - FRONT

The property is approached via a paved pathway with shrub bed to the front and lawns to either side. Double driveway provides ample parking and access to Double Garage.

#### REAR GARDEN

A lovely, private, rear garden perfect for entertaining, enclosed by brick wall and timber fencing. Approached onto a paved patio with ornamental pool and low brick wall, neat lawn beyond with well stocked shrub beds around and further patio with summer house to the rear.

#### 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. The 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 'E' on the Shropshire Council Register.

##### VIEWINGS

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



2 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s