



9 RUSHBROOKE WAY
SHREWSBURY | SY2 5TQ





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Close to town amenities.

AN IMPRESSIVE FOUR BEDROOM MODERN FAMILY HOME THAT HAS
BEEN UPDATED THROUGHOUT AND OFFERS INCREDIBLY WELL
PRESENTED ACCOMMODATION SET OVER TWO FLOORS.

One of the best plots on the development with lovely rural views to the front and great local walks
South westerly facing landscaped rear gardens
Recently fitted kitchen, en-suite and family bathroom
Two reception rooms and a recently updated conservatory/garden room
Private driveway and garage



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words - ///prime.beans.zealous

SITUATION

Positioned on the outskirts of Monkmoor in a lovely cul-de-sac position in a quiet and popular development, close to a wide range of amenities, rural river walks and also the excellent Belvidere Secondary School. The town centre has a comprehensive range of amenities including shops, restaurants and further social facilities. The town centre also offers a rail service. Commuters will find access to the A5 which links quickly through to the M54 motorway and Telford.

PROPERTY

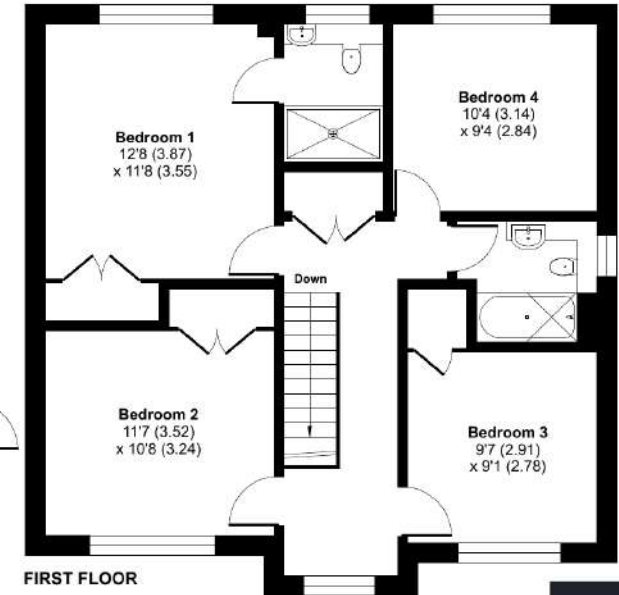
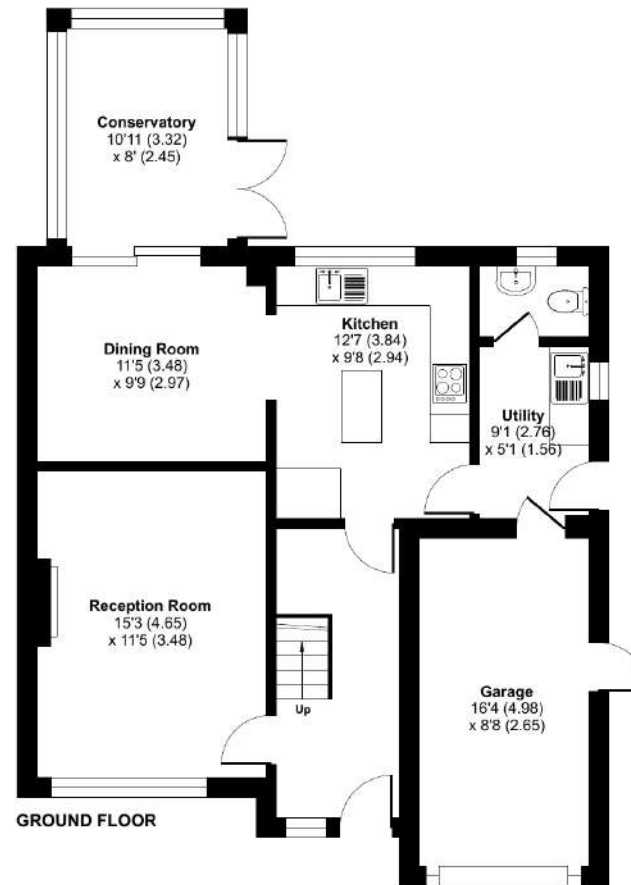
9 Rushbrook Way is an immaculately presented and well-proportioned, recently updated detached family house, located in a quiet cul-de-sac position, on the fringe of town with a fantastic rear garden.

This beautifully presented property briefly comprises: covered porch, good size hallway, large reception room with lovely rural views and a feature gas fire and surround, a stunning high specification kitchen with integrated appliances including two ovens, induction hob, dishwasher, ample storage and a centre island.

The kitchen leads to the dining room with the garden room beyond. The garden room has recently had a new roof and has lovely views over the garden. Off the kitchen is a utility with units matching the kitchen, space and plumbing for a washing machine and tumble dryer, and a downstairs WC.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1400434



Approximate Area = 1397 sq ft / 129.8 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 1535 sq ft / 142.6 sq m
For identification only - Not to scale



Upstairs all four bedrooms and family bathroom are accessed from the galleried landing, two generous sized double bedrooms and two standard double bedrooms. The principal bedroom to the rear of the property has the benefit of built-in wardrobes and a recently re-fitted en-suite shower room.

The family bathroom has also recently been updated with and has a shower over the bath.



OUTSIDE

Outside the south westerly facing rear garden, which can be accessed from the garden room, utility and side gate, has been landscaped with a lovely lawned area to the middle being flanked by paved patio areas and well maintained borders. There is a garden shed and a large patio area with awning perfect for alfresco entertainment.

To the front there is a lawned area with tarmac driveway for two cars leading to the garage.

A short distance from the property there is access to lovely river walks.

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 – E



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.



