



18 WINTERTON WAY

BICTON HEATH | SHREWSBURY | SY3 5PA

Halls 1845



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Close to town amenities.

A HIGHLY DESIRABLE MODERN DETACHED FAMILY HOME, OFFERING
EXTENDED ACCOMMODATION IDEAL FOR FAMILY LIVING, SET WITH
ATTRACTIVE GARDENS ON THIS SOUGHT AFTER DEVELOPMENT

Popular and convenient location
Flexible living environment
Extended ground floor accommodation
Driveway parking and storage garage
Good sized gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre, proceed over the Welsh Bridge to the Frankwell roundabout. Take the second exit along The Mount passing the petrol garage and through the traffic lights getting into the left hand lane to join the A458 Welshpool road. Continue to the first roundabout taking the left hand turning into Somerby Drive and then take the third left into Winterton Way. The property will be found after a short distance on the left hand side.

SITUATION

The property is situated in a most desirable residential area towards the north western outskirts of the town. Within close proximity of the property are a good range of amenities including schools and shops together with the Royal Shrewsbury Hospital. Easy access can be gained to the town centre along The Mount which feeds directly into the shopping area. Shrewsbury itself provides a comprehensive range of shops together with leisure and social facilities. Commuters will be pleased to note that ready access can be gained to the main A5 commuter route linking through to the M54 and onto Telford or alternatively north to Oswestry.

PROPERTY

Occupying an attractive position with a lovely private rear aspect overlooking a mature coppice of trees, this spacious and well-presented four-bedroom detached family home offers well-planned, extended and generously proportioned accommodation throughout, making it an ideal home for modern family living.

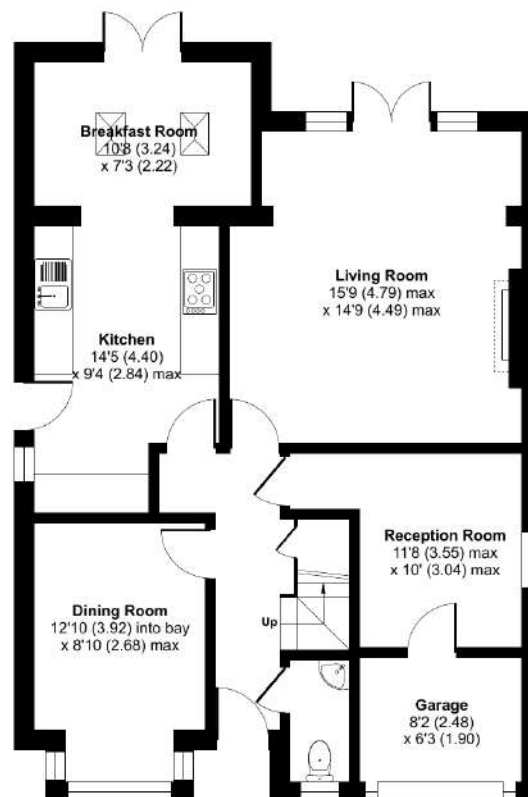
The accommodation is entered via an entrance porch leading into a welcoming entrance hall with contemporary tiled flooring, and useful understairs storage. A cloakroom/WC provides additional convenience for guests.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1478457



The impressive living room is a particular feature of the home, having been extended to create a superb family space with ornamental fireplace. French doors with glazed side panels open directly onto the rear garden, allowing plenty of natural light to flood the room while enjoying the delightful outlook.

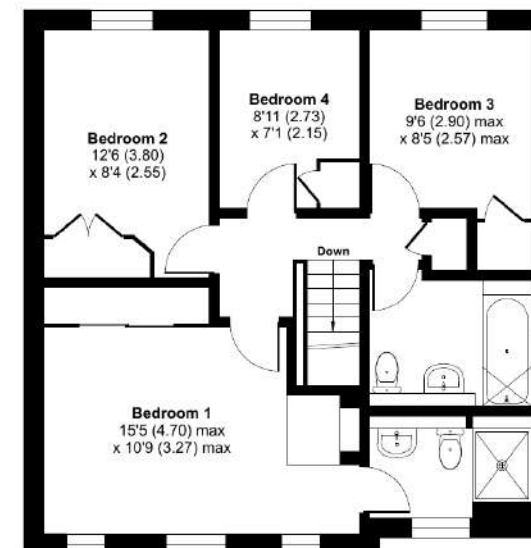
The heart of the home is the extended kitchen and breakfast room, fitted with a comprehensive range of modern matching units.



GROUND FLOOR



Approximate Area = 1379 sq ft / 128.1 sq m
Garage = 51 sq ft / 4.7 sq m
Total = 1430 sq ft / 132.8 sq m
For identification only - Not to scale



FIRST FLOOR

The breakfast area benefits from roof lights and French doors opening onto the rear garden, creating a wonderful space for everyday family life and entertaining. In addition, there is a separate dining/family room with an attractive bay window overlooking the front garden, together with a versatile third reception room, currently used as a study, which provides access to the garage/store.

To the first floor, the generous principal bedroom





enjoys three windows and a large range of mirror-fronted fitted wardrobes, together with an en suite shower room featuring a spacious walk-in rainfall shower, wash hand basin and WC. Three further bedrooms all benefit from built-in wardrobes, with two enjoying attractive views over the rear garden and the mature trees beyond. The accommodation is completed by a well-proportioned family bathroom fitted with a panelled bath with shower over, wash hand basin and WC.

OUTSIDE

Externally, the property is set back from the road with a spacious driveway providing ample off-road parking and access to the garage/store. The front garden is attractively landscaped with lawn, paving and an inset specimen tree. To the rear is a private enclosed garden featuring a raised decked terrace, patio seating areas and a neatly maintained lawn. A fully powered garden room/home office offers excellent flexibility for home working or hobbies, while the backdrop of mature woodland creates an attractive and peaceful setting.

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 Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - G



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.



