

FOR SALE

11 Luciefelde Road, Shrewsbury, SY3 7LB

Halls<sup>1845</sup>



FOR SALE

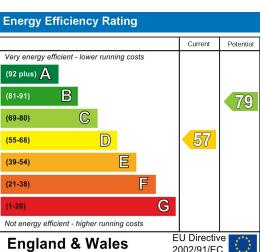
£1,750 Per Calendar Month

11 Luciefelde Road, Shrewsbury, SY3 7LB

**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 most attractive and highly desirable mature semi-detached house, set with lovely south westerly facing gardens in this highly sought after position within walking distance of the town centre. Available May 2025.

Halls<sup>1845</sup>

01743 236 444

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01743 236 444





2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



- Highly sought after location
- Well proportioned rooms
- Generous driveway parking
- Beautiful gardens
- EPC - D
- Available May 2025

#### DIRECTIONS

From Shrewsbury town centre proceed over Kingsland Bridge and continue to the 'T' Junction. Turn left along Kingsland Road and at the top of the bank turn right onto Luciefelde Road. The property will then be seen after a short distance on the right hand side, identified by a Halls For Sale board.

#### SITUATION

The property is positioned in one of the town's most sought after areas, on the fringe of Kingsland, just outside the loop of the River Severn. Within walking distance of the town centre via Kingsland bridge, access can be gained to an excellent range of shops, leisure facilities and restaurants. Walks through the Quarry Park and along the River Severn are only a short distance away, as is the Tennis Club, Rowing Club, Bowling Green and an excellent selection of schooling. The town centre also offers a rail service, whilst commuters will find ready access to a number of link roads.

#### ACCOMMODATION

11 Luciefelde Road is a generously proportioned, well maintained and highly desirable semi detached house in a prominent town location. The property is attractively presented and is newly decorated throughout and provides versatile accommodation. To the ground floor there are two traditional reception rooms and a brand new fitted kitchen with integrated BOSCH appliances. To the first floor, there are three well proportioned bedrooms, together with a new bathroom and separate WC. Outside, there is a spacious driveway parking area, and the gardens, which are a most attractive feature sit to both the front and rear comprising flowing lawns and established beds and borders. The property benefits from a south westerly facing aspect.

#### GENERAL REMARKS

#### SERVICES

Mains water, electricity, gas and drainage are understood to be connected.

#### TERMS OF LEASE

Available on an assured shorthold tenancy - minimum of 6 months. A security deposit of £2190 (5 weeks) will be required to be held by the DPS.

#### COUNCIL TAX

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

#### VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.  
Tel: 01743 236444. Email: [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)