



1 HOPTON DRIVE

SHREWSBURY | SY1 4QA





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Shrewsbury Town Centre 2 miles | Telford 16 miles | Oswestry 18 miles | Wrexham 32 miles
(all mileages are approximate)

AN EXTENDED & WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED HOME IN A QUIET CUL-DE-SAC WITH LOVELY LANDSCAPED GARDENS.

Extended and significantly improved three-bedroom semi-detached home
Well-appointed kitchen leading to dining area
Generous driveway providing ample off-road parking leading to the garage
Superb rear gardens
Early viewing highly recommended



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre proceed along Smithfield Road staying in the left hand lane along onto Chester Street, go into the right hand lane and continue under the railway bridge and then left onto Castle Foregate. On arrival at the Heathgates roundabout take the second exit onto Sundorne Road. Continue past Shrewsbury Sports Village and take the next left into Hopton Drive. The property can be found on the left hand side.

SITUATION

The property is situated in a quiet and convenient location, in an established area, with a number of amenities close by including schools and shops, whilst being within easy access of retail parks and a selection of supermarkets. The town centre offers a comprehensive and diverse shopping centre with a range of facilities and a rail service. Commuters have excellent access to road links via the A49 to the A5 and onto Telford.

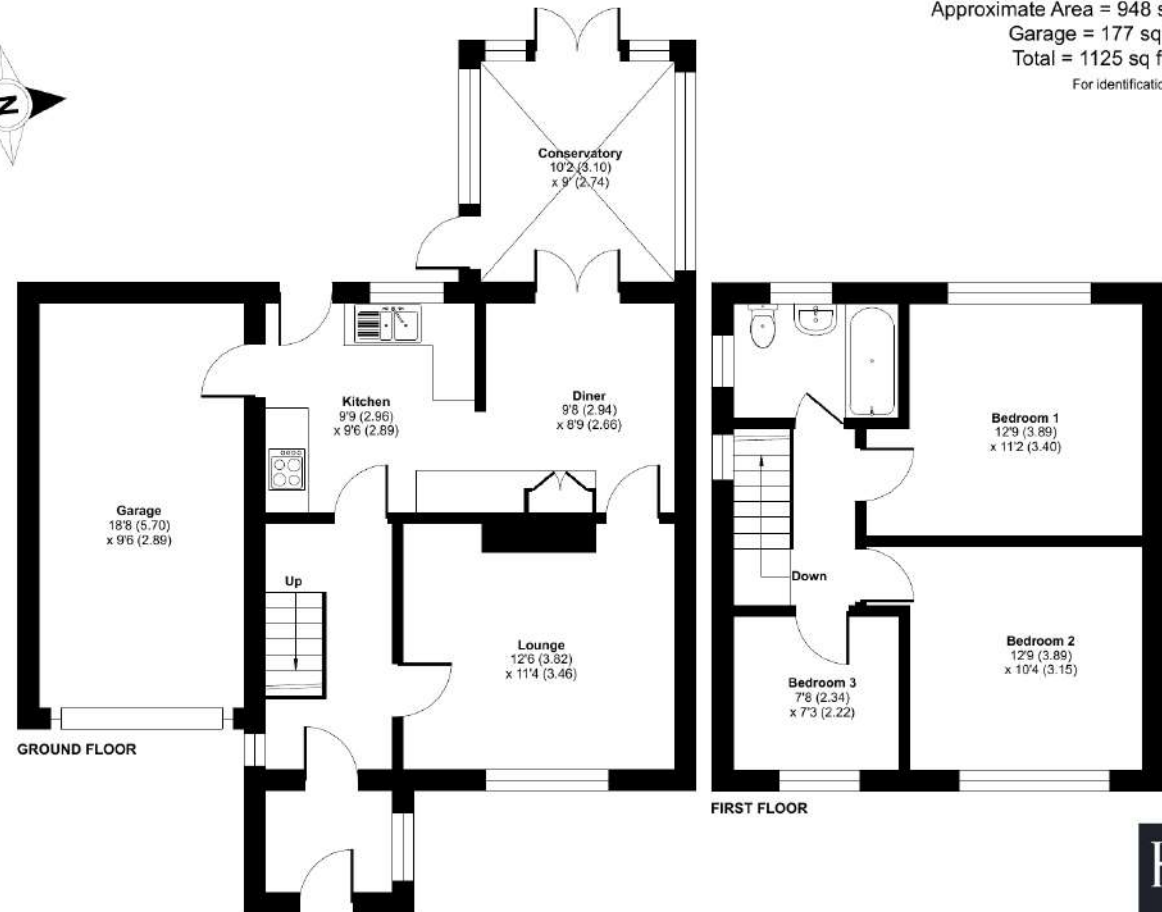
PROPERTY

Occupying a desirable cul-de-sac position, this beautifully presented and thoughtfully extended three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for families and professionals alike.

The property enjoys a convenient residential setting within easy reach of a wide range of local amenities, well-regarded schools, Shrewsbury town centre, and the local bypass providing excellent access to the M54 motorway.

The accommodation briefly comprises an inviting entrance porch leading into the reception hallway, a good size sitting room with log burning stove, and a stylish kitchen that opens seamlessly into the separate dining room-creating an ideal space for both everyday living and entertaining. A bright conservatory overlooks the rear garden, while a practical laundry area is located to the rear of the garage.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2026. Produced for Halls. REF: 1477792



Approximate Area = 948 sq ft / 88 sq m
Garage = 177 sq ft / 16.4 sq m
Total = 1125 sq ft / 104.4 sq m
For identification only - Not to scale

To the first floor are three well-proportioned bedrooms and a contemporary refitted family bathroom.

Early viewing is highly recommended to fully appreciate the space, presentation, and convenient location this excellent home has to offer.

Further benefits include UPVC double glazing, gas-fired central heating, and a sought-after cul-de-sac location.





GARDENS

The property benefits from a generous block paved driveway providing ample off-road parking to the front. To the rear is a beautifully landscaped garden with large patio, offering an excellent space for relaxing, entertaining, or family activities.

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

We understand the property has the benefit of mains electricity, gas, water and drainage. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX & EPC RATING

Council Tax Band - B



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 or 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.



