



30 ROTHLEY CLOSE
SHREWSBURY | SY3 6AN





The kitchen features teal cabinets and a white countertop. A central island with a white countertop and teal base is positioned in the middle. The background shows a kitchen area with a black range hood, a white kettle, and a Bosch oven. The floor is covered in grey tiles.

The kitchen features teal cabinets and a white countertop. A sink with a chrome faucet is located under a large window. The window looks out onto an outdoor area with a pergola and string lights. A framed award is displayed on the wall to the right of the window. The floor is covered in grey tiles.

SHROWSBURY
Presented in the
Community Category
Shrewsbury
Mens Walking and
Talking Group
MAYOR OF SHROWSBURY AWARDS

30 ROTHLEY CLOSE

SHREWSBURY | SY3 6AN

Close to town amenities

A BEAUTIFULLY PRESENTED AND EXTENDED FOUR-BEDROOM FAMILY HOME WITH EXCEPTIONAL OPEN-PLAN LIVING

Beautifully extended detached family home
Open-plan kitchen, dining and family space
Four generous bedrooms
Landscaped rear garden with covered terrace
Driveway parking for four vehicles and integral garage



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Viewing is strictly by appointment with the selling agents

DIRECTIONS

Directions ///notes.plants.result

From Shrewsbury town centre proceed over the Welsh Bridge and follow the road to the Frankwell island. Take the first exit onto Copthorne Road, and then left onto Pengwern Road opposite The Bricklayers public house. Proceed ahead turning right onto Port Hill and at the Port Hill roundabout, head straight over onto Radbrook Road and continue until the next mini roundabout taking the left turn into Bank Farm Road. Turn left into Torrin Drive opposite the Co op supermarket car park and continue along taking the 3rd Right into Rothley Drive. Continue along and bear right where the property will be found on the left hand side.

SITUATION

The property is situated in the popular area of Radbrook, with a good range of amenities close by including a shopping centre, post office, doctor and dental surgeries and takeaways. A regular bus service gives access to the town centre, which offers a fashionable and comprehensive range of facilities, together with a rail service.

PROPERTY

Occupying an enviable position within a quiet residential cul-de-sac on the western side of Shrewsbury, this beautifully extended detached home has been thoughtfully enhanced to provide stylish, contemporary living perfectly suited to modern family life.

The welcoming entrance hall leads through to a spacious reception hall, where useful storage and a cloakroom provide everyday practicality. To the front of the property, the elegant sitting room offers a relaxing retreat, centred around a bespoke media wall and flooded with natural light.

Undoubtedly the heart of the home is the impressive

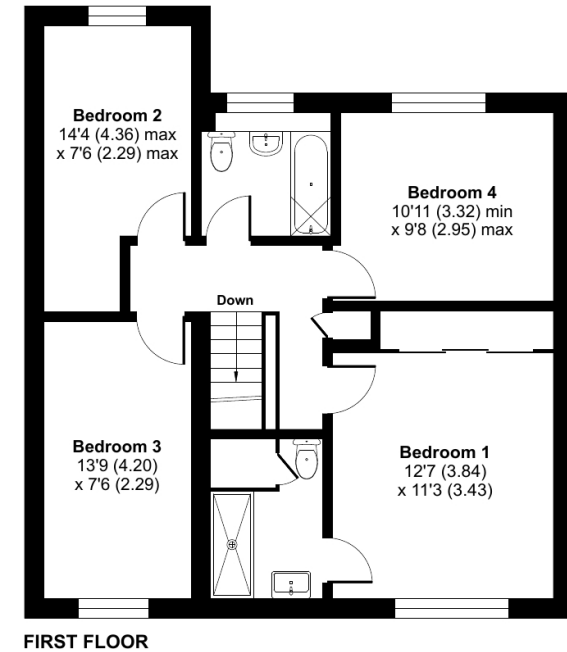
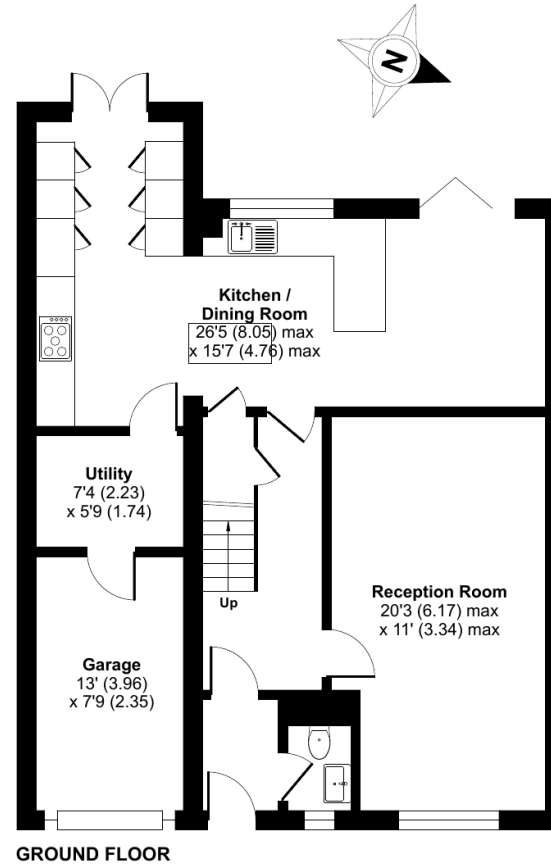
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1472535

open-plan kitchen and dining room. Finished to a high specification, it features an extensive range of contemporary cabinetry, integrated appliances, Quartz work surfaces and a substantial central island with breakfast bar. Designed for both entertaining and family living, the space opens seamlessly onto the landscaped rear garden through glazed double doors and striking bi-folding doors, creating an exceptional indoor-outdoor connection. A separate utility room provides additional functionality with internal access

to the integral garage.

Upstairs, the property offers four well-proportioned bedrooms, including an excellent principal bedroom with fitted wardrobes and a stylish en suite shower room. The remaining bedrooms are served by a beautifully appointed family bathroom. Situated within easy reach of highly regarded primary and secondary schools, the Royal Shrewsbury Hospital, Radbrook Green shopping facilities, the

Approximate Area = 1397 sq ft / 129.8 sq m
Garage = 98 sq ft / 9.1 sq m
Total = 1495 sq ft / 138.9 sq m
For identification only - Not to scale





the town centre and major road connections, this is an exceptional family home offering an outstanding combination of space, quality and convenience.

OUTSIDE

The landscaped rear garden has been carefully designed for both relaxation and entertaining, featuring a generous lawn, covered terrace, paved pathways and a versatile timber garden building complete with power and lighting, ideal as a home office, gym or studio. To the front, a generous driveway provides parking for at least four vehicles alongside the integral garage with electric roller shutter door.

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.



