



Broadlands, Field House Drive, Shrewsbury

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Broadlands, Field House Drive, Meole Village, Shrewsbury, Shropshire, SY3 9HJ

An impressively renovated and extended detached four-bedroom family home with stunning garden, in a sought after location

A5 1.5 miles, Shrewsbury town centre 2.0 miles, Shrewsbury mainline station 3.3 miles (1 hour to Birmingham New Street), M54 (Jct 7) 11.5 miles

Reception hall | Sitting room | Games room
Conservatory | Kitchen/dining room | Utility
Principal bedroom with en suite shower room
3 Further bedrooms | Family bathroom | Shower room | Garage | Garden | EPC rating C

The property

Broadlands has been totally transformed by the current owners to create this light and airy family home offering stylish accommodation with high-quality contemporary fittings throughout. The property has been extended on the ground floor in order to maximise a superb open plan dining space which leads seamlessly out to the beautiful garden.

There are two main reception rooms of similar proportions on the ground floor. These are the comfortable sitting room and the games room, which has windows to the front and rear and a fireplace with an attractive limestone surround accessed from which is the sunny conservatory. The kitchen is a credit to the owner's eye for design as this has been extended to create a wonderful entertaining area comprising open-plan kitchen and dining room with a ceiling lantern skylight overhead and French doors opening onto the outside terrace and garden. There is space for a family dining table, with the kitchen featuring modern Shaker-style units, a breakfast bar and integrated appliances. Upstairs there are four comfortable double

bedrooms, including the principal bedroom with its en suite shower room. The first floor also has a family bathroom, with an additional shower room located on the ground floor.

Outside

At the front of the property, the tarmac driveway provides plenty of parking space for several vehicles, as well as access to the integrated garage. The front garden has a well-presented area of lawn with well-stocked beds and a variety of established shrubs and trees. At the rear, the owners have totally landscaped the garden to create a dining terrace surrounded by the lawn and interspersed with various trees, hedgerows, as well as flowerbeds bursting with colour and life.

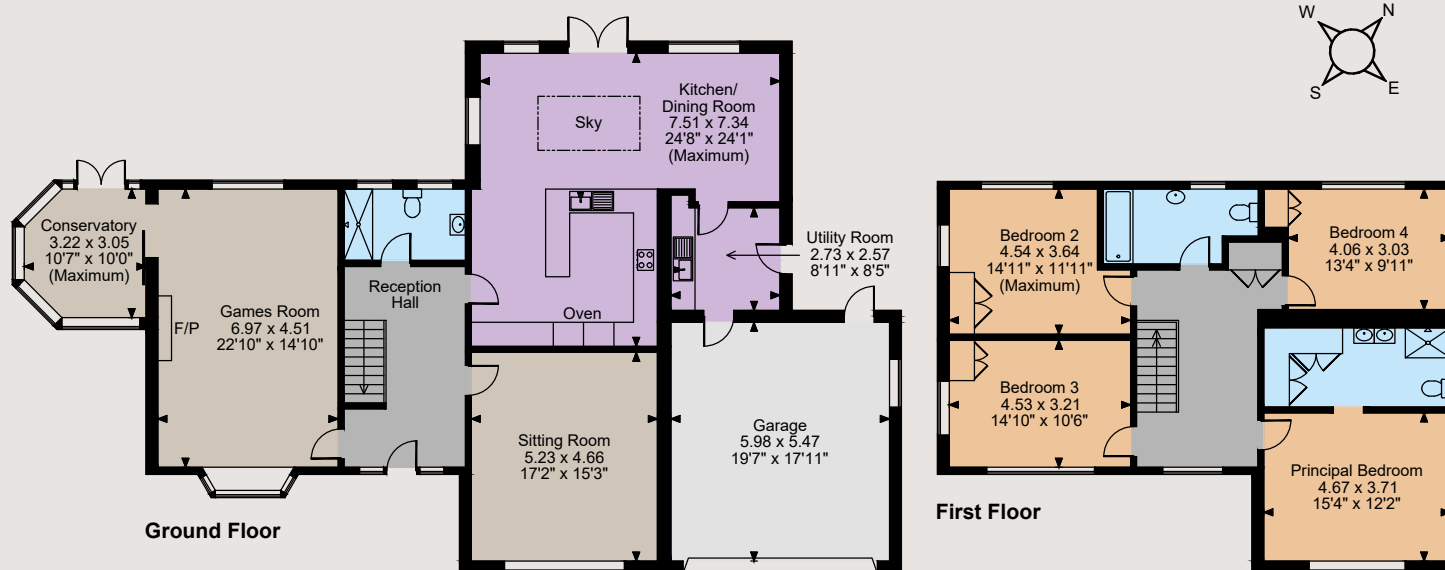
Location

Broadlands stands within a small enclave of properties in the desirable residential area of Meole Village, a quiet suburb with a thriving community and being close to Shrewsbury Town Centre. Within Meole Village is a convenience shop, Church and Trinity Centre, recreation parks and Meole Brace CofE Primary School with nursery. Shrewsbury offers an extensive range of shopping, leisure and social facilities such as Theatre Severn and the beautiful Quarry Park. There are highly regarded schools within both the state and private sectors including nearby Priory and Meole Brace Secondary schools, Shrewsbury School, Shrewsbury High School, Adcote, Prestfeld and Packwood preparatory schools. The A5 is close by, providing good motorway access to the Northwest and to the east.





Floorplans
House internal area 2,576 sq ft (239 sq m)
Garage internal area 352 sq ft (33 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8592907/KRA



Directions

Follow Sat Nav to SY3 9HJ
What3words snack.prove.idea

General

Local Authority: Shropshire

Services: Mains gas, electricity, water and drainage.

Council Tax: Band G

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Tenure: Freehold

Guide Price: £975,000

Shropshire & Mid Wales

Theatre Royal, 14 Shoplatch, SY1 1HR

01743 284200

shropshire@struttandparker.com
struttandparker.com

@struttandparker



Over 45 offices across England and Scotland,
including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2024. Particulars updated September 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited