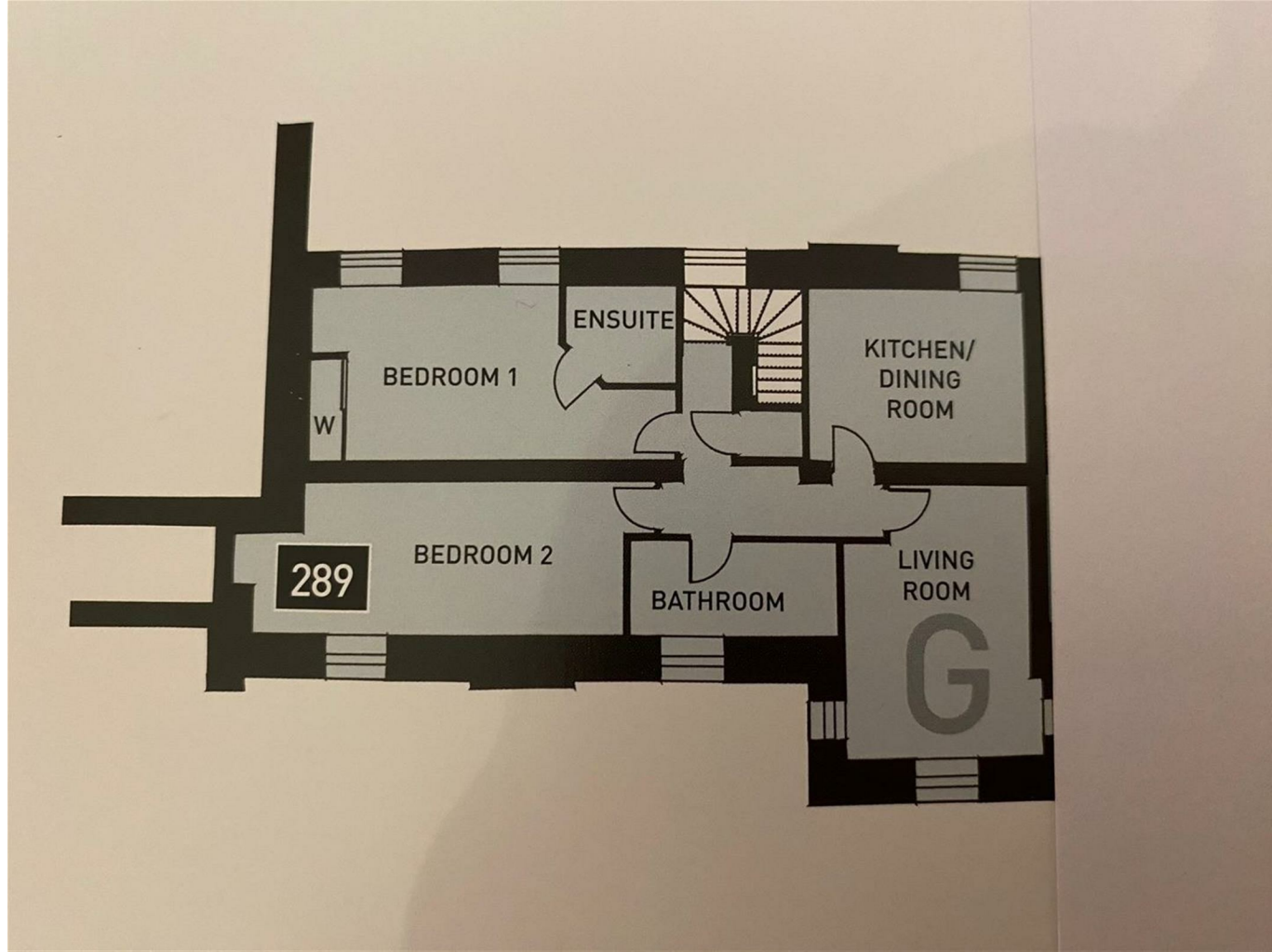


FOR SALE

46 C The Furlongs, Bicton Heath, Shrewsbury, SY3 5FW



FOR SALE

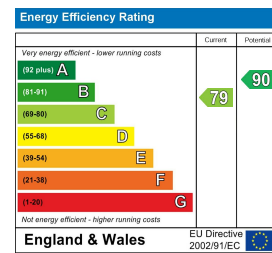
Offers in the region of £245,000

46 C The Furlongs, Bicton Heath, Shrewsbury, SY3 5FW

**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



An immaculately presented and attractively appointed spacious apartment offering stunning accommodation, set with two allocated parking spaces in this most sought after convenient locality.



01743 236 444

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



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MILEAGES: Shrewsbury 2.3 miles and Telford 20.4 miles. All distances are approximate.



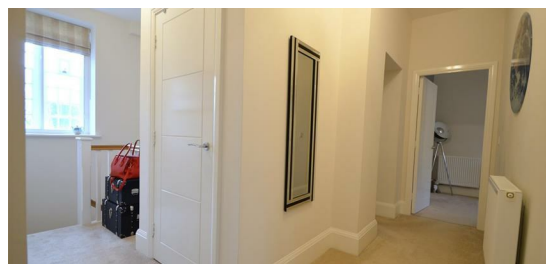
1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- First Floor Apartment
- Private entrance with staircase
- Spacious living accommodation
- Immaculate decor
- 2 Bed 2 Bath/shower
- Parking for 2 cars

#### 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 into The Furlongs, proceed to the end and round to the right and the apartment is located in the central hall.

#### 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.

#### DESCRIPTION

46 C The Furlongs is a highly desirable and individual first floor apartment providing accommodation that is presented in immaculate decorative order. The property is approached through an entrance shared with only one other property, leading to a private entrance door and staircase rising to the accommodation. The apartment boasts a generous living room, two large double bedrooms (one of which benefits from an En-suite Shower Room) whilst the remainder is served by the main bathroom. The kitchen diner is also of a good size and fitted with numerous units and integrated appliances. The apartment has a unique lovely and airy feel and benefits from particularly high ceilings. Outside, there are two allocated parking spaces together with numerous additional visitors' spaces.

#### ACCOMMODATION

Panelled entrance door leads into:

#### ENTRANCE HALL

With staircase rising to:

#### HALLWAY

With built in airing cupboard with hot water cylinder and slatted shelving over. Doors to:

#### KITCHEN

13'3 x 10'4

With tiled floor. Providing an attractive modern range of eye and base level units comprising cupboards and drawers with generous work surface area over and incorporating a one and a half bowl stainless sink unit and drainer with mixer tap. Integral electric oven and grill with microwave oven over. 4 ring gas stainless steel hob unit with fitted filter hood and stainless steel splash. Integral fridge freezer. Integral dishwasher. Integral washing machine. Under cupboard lighting. Wall mounted cupboard housing the VAILLANT gas fired central heating boiler.

#### BEDROOM 1

21'8 max x 10'5

With picture rail. Built in double wardrobe with mirror fronted sliding doors, hanging rail and fitted shelving. Dual windows to front. Door to:

#### EN-SUITE SHOWER ROOM

With tiled floor and providing a modern white suite comprising low level WC, pedestal wash hand basin, corner shower cubicle with mains fed BRISTAN shower. Sliding splash screen. Inset tiles. Shaving connection point. Ceiling downlighters and extractor fan.

#### BEDROOM 2

15'10 x 12'5 max

With picture rail. Dual aspect windows with pleasant aspect over green area to rear.

#### BATHROOM

12'5 x 5'6

With tiled floor. Providing a white suite comprising low level WC with hidden cistern. Wash hand basin set in vanity unit with storage cupboards under. Shaving connection point. Panelled bath. Large shower cubicle with BRISTAN mains fed shower. Inset tiling. Sliding splash screen. Wall mounted heated towel rail. Ceiling downlighters. Extractor fan.

#### LIVING ROOM

22'2 x 8'9

With picture rail.

#### OUTSIDE

The property provides two designated parking spaces. It should also be noted that there are a number of visitors' spaces available.

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

#### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

#### TENURE

Leasehold. Length of Lease: 199 years from 1.1.2016. Ground Rent: £250 Service Charge: £763 every 6 months. Purchasers must confirm via their solicitor.

#### COUNCIL TAX

The property is currently showing as Council Tax Band B. 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)