

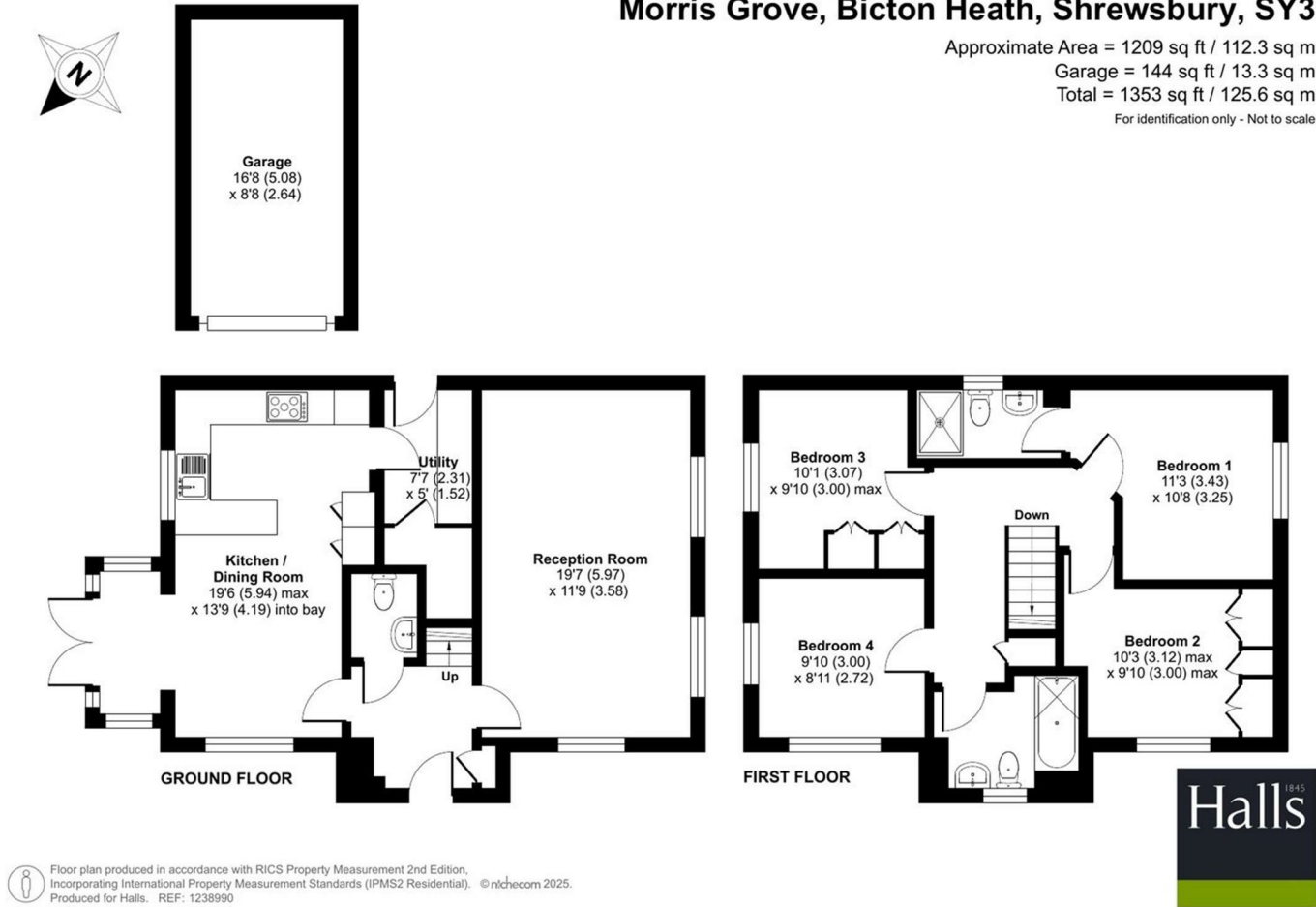
FOR SALE

72 Morris Grove, Bicton Heath, Shrewsbury, SY3 5FP



Morris Grove, Bicton Heath, Shrewsbury, SY3

Approximate Area = 1209 sq ft / 112.3 sq m  
Garage = 144 sq ft / 13.3 sq m  
Total = 1353 sq ft / 125.6 sq m  
For identification only - Not to scale



FOR SALE

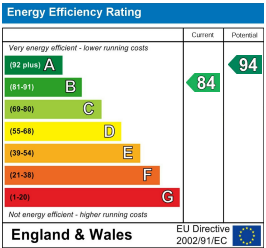
Offers in the region of £455,000

72 Morris Grove, Bicton Heath, Shrewsbury, SY3 5FP

**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 attractive modern family home that offers superb living accommodation, situated in an incredibly popular location on the outskirts of Shrewsbury Town Centre.




01743 236 444

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




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1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Beautifully presented throughout
- Upgraded throughout
- 4 Bedrooms
- Open plan kitchen/dining room
- Incredibly well portioned sitting room
- Landscaped south facing rear patio garden

DIRECTIONS

From Shrewsbury town centre proceed along The Mount to the Shelton traffic lights, then proceed straight ahead onto the Welshpool road and past the Co-Op supermarket on the right. Just after the right turn onto Shepherds Lane, the development will be identified on the right hand side.

What3words - ///vent.bats.squeaking

SITUATION

The property is situated in a pleasant and prominent position, on this newly constructed and conveniently placed residential development, on the ever popular western fringe of Shrewsbury, well placed within reach of excellent amenities including popular schools, the Royal Shrewsbury Hospital and on a frequent bus service to the town centre. The property is also conveniently situated within easy reach of the Shrewsbury by-pass with M54 motorway link.

DESCRIPTION

72 Morris Grove is a recently completed family home that has been upgraded and redecorated to the highest of standards by the current owners, creating a wonderfully presented modern family accommodation. This tasteful, double-fronted, detached home, with elegant sash-style windows, provides plenty of flexible living space.

The entrance hall has the staircase leading to the first floor and a WC. To the left is the kitchen/dining room that is the hub of the house with a lovely bay window with French doors leading to the rear landscaped garden. The kitchen itself has a range of floor and wall units, worktops, built in appliances including a 5 ring gas hob, double oven, fridge/freezer. Located off the kitchen is a utility room with access to the private parking and garage beyond.

The sitting room is incredibly well proportioned and has dual aspect, a lovely place for the family to gather and relax.

On the first floor there is the principle bedroom that has an en-suite bathroom with walk in shower. There are three further bedrooms (two with built in wardrobes) and a family bathroom.

OUTSIDE

There is a private parking and a garage to the rear of the property. A particular feature of the property is the south facing landscaped patio gardens with raised seating area and AstroTurf lawn, a lovely space to unwind.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

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

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

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