

FOR SALE

21 Barn Owl Way, Bicton Heath, SY3 5FA



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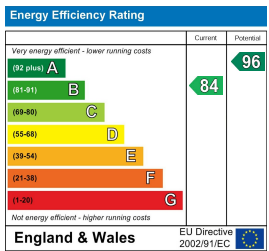
Offers in the region of £275,000

21 Barn Owl Way, Bicton Heath, SY3 5FA

**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



A modern well proportioned three bedroom semi-detached house, offering generous accommodation within a sought after Shrewsbury location.



01743 236 444


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




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Close to town amenities.



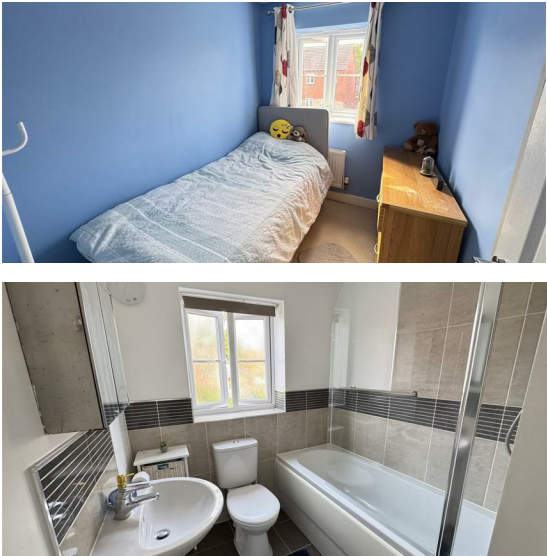
2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Kitchen/dining room
- Large sitting room
- 3 bedrooms
- Private allocated parking for 2 vehicles
- Private rear low maintenance gardens
- Popular location

**DIRECTIONS**  
From Shrewsbury take the A458 Welshpool Road. Head past the Co-op Supermarket and continue along taking the left hand turn into Gains Park Way, proceed along taking a right hand turn into Barn Owl Way and the property will be found towards the end of the cul-de-sac on the left hand side.

**SITUATION**  
The property is attractively situated in a sought after position down a pleasant cul-de-sac road. The property is located on the western outskirts of Shrewsbury and provides ready access to a number of local amenities including shops, a Co-op supermarket, bus service, Royal Shrewsbury Hospital, a number of schools and an excellent shopping centre. Commuters will also find that ready access is available to the A5 which links through to the east to Telford or alternatively north towards Oswestry.

**DESCRIPTION**  
21 Barn Owl Way is an attractively presented modern semi detached family home. The ground floor provides an entrance porch with WC located off it. The well proportioned sitting room is centrally positioned and is open to the staircase lading to the first floor. Beyond the sitting room to the rear of the property is a kitchen/dining room with french doors leading out to the rear garden.

To the first floor there are two spacious double bedrooms both with built in wardrobes and a smaller third bedroom. The family bathroom has a three piece suite with shower over the bath.

**LIVING ROOM**  
With staircase to first floor and door through to:-

**KITCHEN DINING ROOM**  
A modern kitchen with a range of eye and base level units comprising cupboards and drawers with generous work surface area over and incorporating a stainless steel sink unit and drainer. Space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer.

**FIRST FLOOR LANDING**  
With doors off and to:-

**BEDROOM ONE**  
With built in mirror front ed wardrobes.

**BEDROOM TWO**  
Built in cupboard.

**BEDROOM THREE**  
Lovely aspect over rear gardens.

**OUTSIDE**  
Outside there are two allocated parking spaces and the gardens, which are found to the rear. These offer a patio area with artificial grass beyond, to the bottom of the gardens, there is a further patio area and a large garden shed.

**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.

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

**COUNCIL TAX**  
The property is in Council Tax band 'C' on the Shropshire Council Register.

**VIEWINGS**

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.