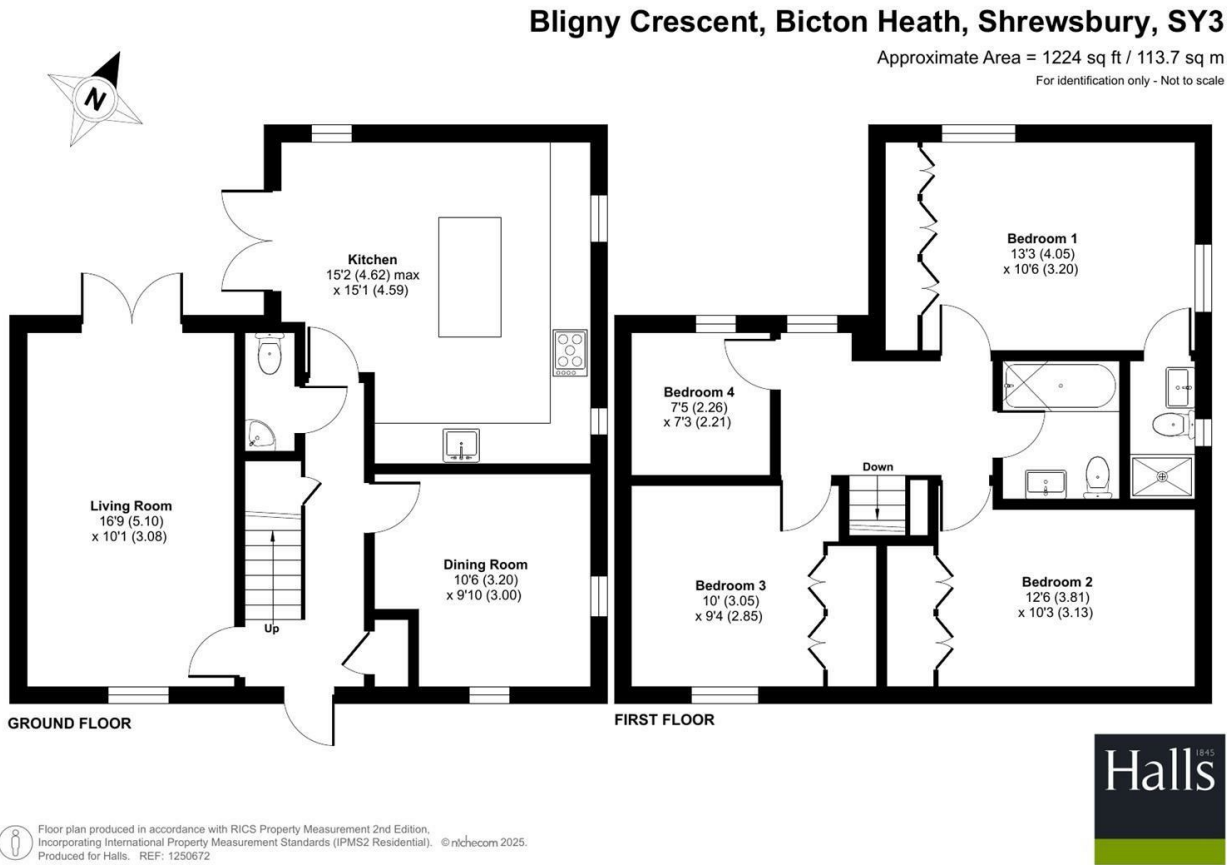


TO LET

35 Bligny Crescent, Bicton Heath, Shrewsbury, SY3 5FE



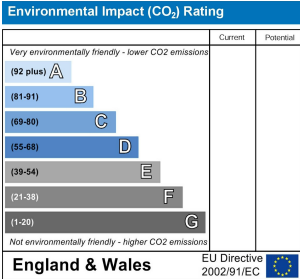
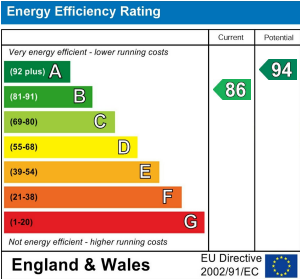
TO LET

£1,850 Per Calendar Month

35 Bligny Crescent, Bicton Heath, Shrewsbury, SY3 5FE

**Property to Let?** We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

**Looking to invest?** We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



An attractive, modern family home that offers great living accommodation, situated in an incredibly popular location on the outskirts of Shrewsbury Town Centre. AVAILABLE JULY 2025



01743 236 444

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



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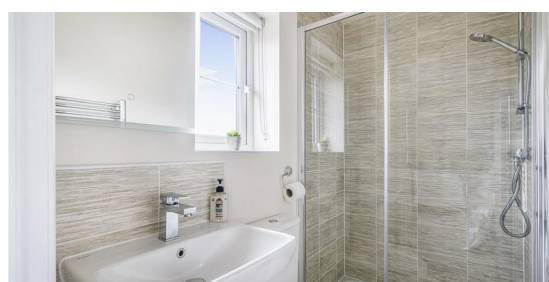
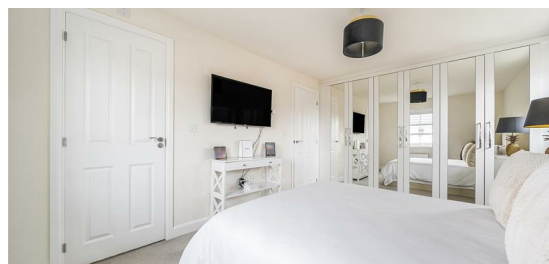
2 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



- Over 1,200 square foot of accommodation
- Beautifully presented throughout
- Open plan kitchen/dining room
- Incredibly well proportioned sitting room
- Driveway parking and garage
- AVAILABLE JULY 2025

#### 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.

#### SITUATION

Conveniently situated in a most desirable location on the western fringe of Shrewsbury in a semi rural position. A number of local amenities are available including a Co-Op supermarket, take away food, primary school, pubs, park and ride service and the hospital.

#### DESCRIPTION

35 Bligny Crescent is a recently completed family home that has been upgraded and redecorated to the highest of standards by the current owner, creating a wonderfully presented modern family accommodation. This tasteful, detached home provides plenty of flexible living space.

#### ACCOMMODATION

##### ENTRANCE HALL

Staircase leading to the first floor. Door off and to:-

##### GUEST WC

##### LIVING ROOM

Front to back sitting room with French doors leading to the rear patio and gardens beyond.

##### KITCHEN/BREAKFAST ROOM

Comprising a range of floor and wall units, generous work surface, built in appliances including a 5 ring gas hob, double oven, fridge/freezer. The kitchen has space for a dining table and has French doors leading to the rear patio.

##### DINING ROOM

Dual aspect second reception that is currently used as a dining room.

##### FIRST FLOOR LANDING

##### BEDROOM ONE

Built in wardrobes and outlook over the rear gardens.

#### EN-SUITE SHOWER ROOM

With WC, wash hand basin and walk-in shower.

#### BEDROOM TWO

With built in wardrobes.

#### BEDROOM THREE

With built in wardrobes.

#### BEDROOM FOUR

#### BATHROOM

With WC, wash hand basin and panelled bath.

#### OUTSIDE

There is a private parking and a garage to the rear of the property. A particular feature of the property is the private rear gardens with extended patio, perfect for alfresco entertaining, and lawned gardens. The property also owns the lawned and hedged areas that wrap around the front and side of the property.

#### GENERAL REMARKS

#### TERMS OF BUSINESS

Available on an assured shorthold tenancy, minimum of 6 months. A security deposit of £2,134.00 Will be required to be held by the DPS.

#### FIXTURES AND FITTINGS

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

#### SERVICES

Mains water, electricity, gas and drainage are understood to be connected.

#### 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

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@halls.gb.com](mailto:shrewsbury@halls.gb.com)