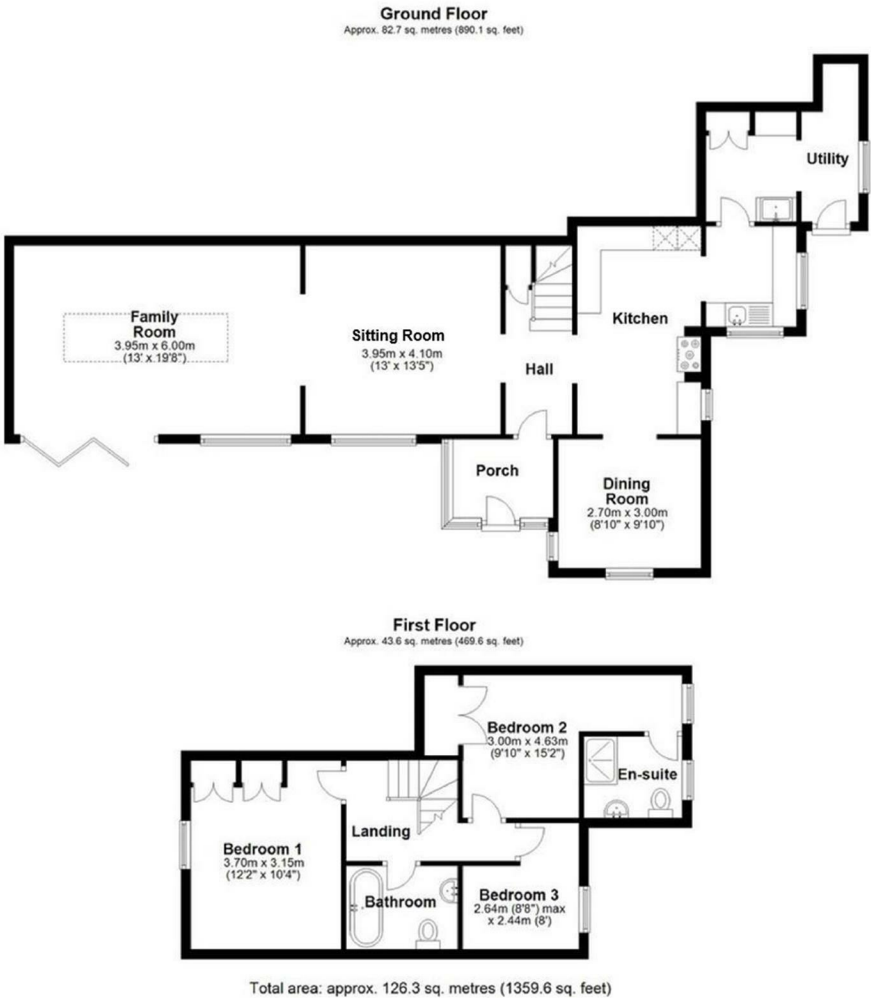


FOR SALE

Plum Cottage, Bicton Lane, Shrewsbury, SY3 8EH



FOR SALE

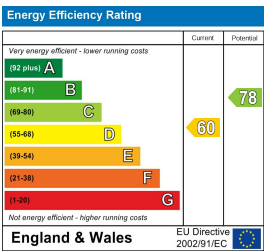
Offers in the region of £439,500

Plum Cottage, Bicton Lane, Shrewsbury, SY3 8EH

**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 greatly enhanced and extended cottage with recently constructed detached annexe, set with beautifully landscaped gardens in this highly sought after 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.



3 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Enhanced cottage
- Extended accommodation
- Versatile rooms
- Detached Annexe
- Beautifully landscaped gardens
- Sought after position

**DIRECTIONS**  
From Shrewsbury take the Hollyhead Road (B4580) heading for Montford Bridge. At Bicton proceed passed the garage and continue taking the right turn down Bicton Lane. Proceed for a short distance the property will be found on the left hand side.

**SITUATION**  
The property is situated in a sought after location in the village of Bicton, which provides a modern primary school, church, village club and hall. Shrewsbury town centre is easily accessible and includes a comprehensive shopping centre, an excellent selection of restaurants and facilities including a rail service. Commuters will find the nearby A5 provides ready access through to the M54 motorway to Telford or alternatively north up to Oswestry with further road links to Chester.

**DESCRIPTION**  
Plum Cottage is a greatly improved and extended semi detached cottage. The current owners have also built a separate detached Annexe. The scheme of improvement, completed over recent years, has been comprehensive and includes:-

- IMPROVEMENTS**  
\* Extended and reconfigured ground floor accommodation plus the construction of a separate Annexe.
- \* Triple A rated anthracite grey aluminium windows.
- \* Installation of new kitchen with a range of integral appliances.
- \* Rewired throughout.
- \* Heatmiser underfloor heating to the ground floor, 4 zoned with Smart connectivity.
- \* Smart lighting throughout - Google/Amazon compatible.
- \* Re-landscaped gardens.

**ACCOMMODATION**  
Panelled part glazed entrance door leads into:

**ENTRANCE PORCH**  
With porcelain tiled floor and additional panelled part glazed access door through to:

**ENTRANCE HALL**  
With staircase to first floor, ceiling downlighters, understairs storage cupboard, built in utilities cupboard and door to:

**SITTING ROOM**  
Fireplace with slate hearth and exposed brick chimney breast housing Wenlock Stoves log burning stove. Archway through to:

**LARGE FAMILY/LIVING ROOM**  
With ceiling downlighters, feature bi-folding doors leading out to garden.

**KITCHEN DINER**  
Providing an extensive range of soft close eye and base level units comprising cupboards and drawers with generous solid oak work surface area over and incorporating a sink unit and drainer with mixer tap. Integral dishwasher, integral Neue microwave oven, integral fridge freezer, free standing electric range cooker with 5-ring electric hob and hot plate, double oven and grill. Part tiled walls and tiled splash. Additional work top offering potential for breakfast bar eating. Under cupboard lighting and archway through to:

**DINING AREA**  
With triple aspect windows, vaulted ceiling.

**UTILITY ROOM**  
Providing a continuation of the kitchen units offering a further array of cupboards and drawers and solid oak work top. Belfast sink unit with mixer tap over, space and plumbing for washing machine, space for tumble dryer, wall mounted heated towel rail. Panelled part glazed stable style door.

**FIRST FLOOR LANDING**  
With access to loft space, doors off and to:

**BEDROOM 1**  
With twin built in double wardrobes with overhead storage cupboards.

**BEDROOM 2**  
With Velux roof light. Built in wardrobes and door to:

**EN-SUITE SHOWER ROOM**  
With tiled floor. White suite comprising low level WC, pedestal wash hand basin and large walk-in shower with mains fed shower unit with drench style head and feeder shower attachment. Part tiled walls. Heated towel rail.

**BEDROOM 3**  
With fitted storage cupboards.

**BATHROOM**  
With oak boarded flooring and providing a white suite comprising low level WC, pedestal wash hand basin and roll top bath on clawed feet. Glass block walling, heated towel rail and part tiled walls.

**OUTSIDE**  
The property is approached over a gravelled driveway providing ample parking.

**ANNEXE**  
Positioned to the front garden is a highly desirable detached annexe which comprises:

**LIVING/BEDROOM**  
With ceiling downlighters, electric heater and access to loft store area.

**WASHROOM**  
With white suite comprising low level WC, pedestal wash hand basin and wall mounted electric heater and twin glazed doors leading through to:

**OFFICE**  
With ceiling downlighters, wall mounted electric storage heater and full length windows overlooking attractive gardens.

**THE GARDENS**  
The gardens sit to the front of the property and offer large flowing lawns flanked by a number of low maintenance herbaceous borders containing a variety of flowering shrubs and specimen trees. A central Indian sandstone pathway then gives access to the front of the property and a lowered sun terrace entertaining area which sits adjacent to the family/living room. Further number of raised shrubbery beds and borders. To one side of the property is a useful store area with a boiler house housing the Worcester oil fired central heating boiler.

**GENERAL REMARKS**  
**FIXTURES AND FITTINGS**  
Only those items described in these particulars are included in the sale.

**SERVICES**  
Mains water, electricity, and drainage are understood to be connected. Oil fired central heating system. None of these services have been tested.

**TENURE**  
Freehold. Purchasers must confirm via their solicitor.

**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.