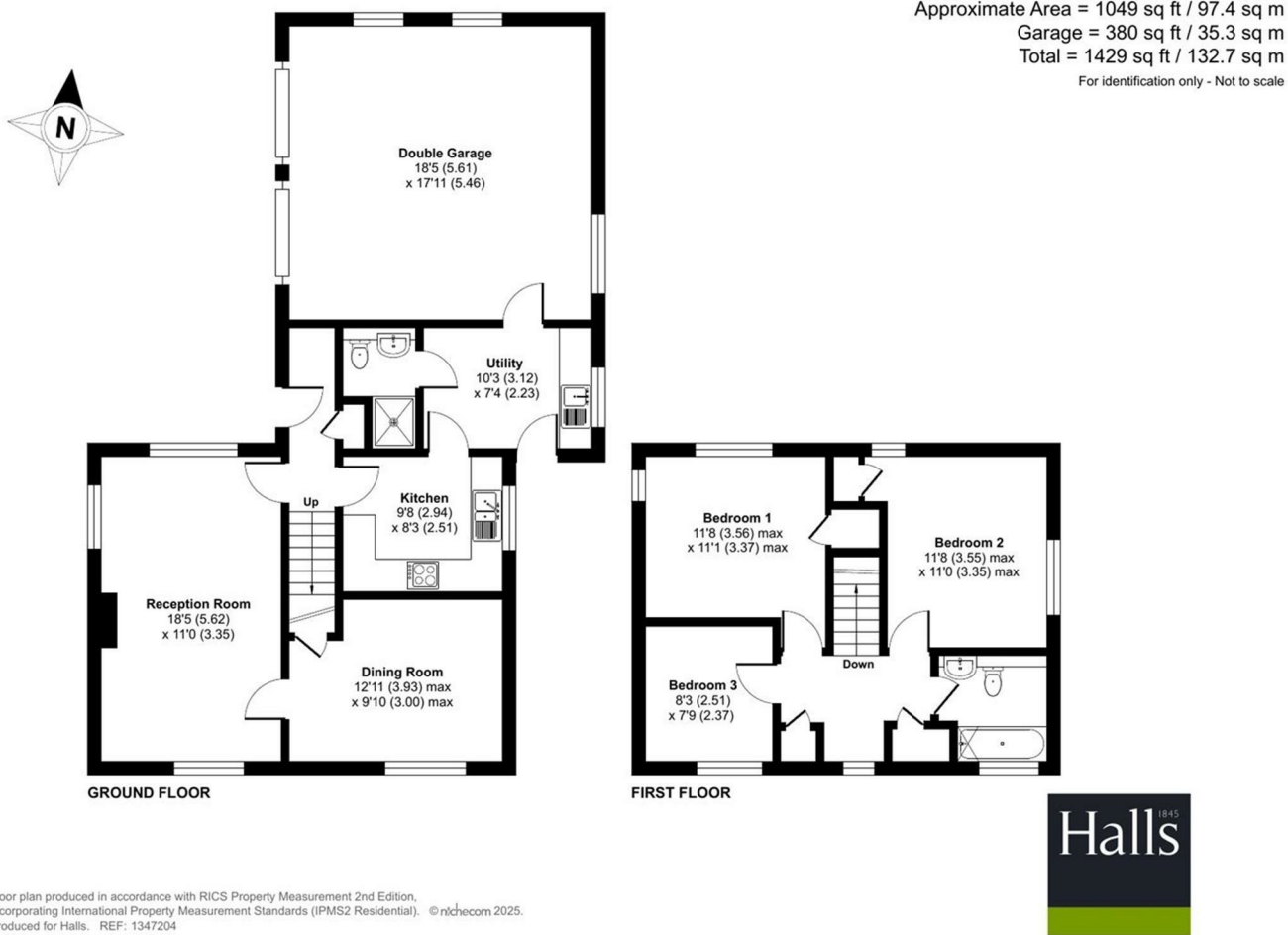


FOR SALE

6 Grantley Avenue, Bicton Heath, Shrewsbury, SY3 5LA



FOR SALE

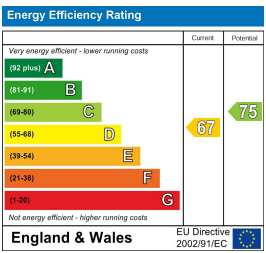
Offers in the region of £375,000

6 Grantley Avenue, Bicton Heath, Shrewsbury, SY3 5LA

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 beautifully presented and attractively appointed modern detached house, offering well proportioned accommodation with double garage and generous landscaped gardens in a highly sought after location.



01743 236444

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



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01743 236444

Close to town amenities.



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Beautifully maintained throughout
- Well proportioned rooms
- Versatile layout
- Driveway parking and double garage
- Generous gardens
- NO ONWARD CHAIN

DIRECTIONS

From the Welsh Bridge in Shrewsbury town centre proceed up to the Frankwell roundabout and take the second exit up the Mount and on reaching the Shelton traffic lights, proceed straight across onto the Welshpool road and carry on for about 200 metres and then turn left into Kingswood Oak, taking the first right turning onto Grantley Avenue. Follow the road around to the right and the property will be found towards the end of the cul-de-sac on the left hand side.

SITUATION

The property is situated in an attractive short cul de sac, amidst this popular development located towards the western side of Shrewsbury and having the benefit of a number of amenities close at hand including a supermarket, schools and hospital, whilst Shrewsbury town centre is readily accessible which offers an excellent selection of amenities. Commuters will also find easy access to the A5.

DESCRIPTION

This modern and very neatly presented detached family home is offered in excellent order throughout, combining spacious living with quality finishes.

The welcoming entrance hall leads to a bright, front-to-back living room featuring a stylish inset contemporary gas fire and patio doors opening onto the rear patio and gardens. A formal dining room, with sliding doors to the garden, offers an ideal space for entertaining. The well-fitted kitchen boasts numerous storage units, complemented by a generous utility room and a modern ground floor shower room.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, all benefitting from fitted or built-in wardrobes. These are served by a well fitted modern family bathroom.

Outside, the home is approached via a generous brick-paviour driveway leading to a spacious double garage with remote-controlled electric doors.

The front garden is easily maintained, while the delightful rear garden features flowing lawns, deep established borders, a variety of specimen trees, and sun terrace seating areas—perfect for alfresco dining and outdoor entertaining. A superb family home offering style, space, in a quiet cul-de-sac setting.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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 in Council Tax band 'D' on the Shropshire Council Register.

VIEWINGS

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