



Silverdale, Shepherds Lane, Bicton, Shrewsbury, Shropshire, SY3 8BT

Offers in the Region Of £575,000

This appealing 4 bedroom detached house enjoys a fantastic position with large gardens and views over adjoining countryside to the rear. Accommodation includes: Porch, Hall, Living Room, Dining Room, Sun Room, Spacious Kitchen/Breakfast Room, Utility Room, WC, First Floor Landing Opening Onto A Spacious Balcony, Bedroom 1 With En-suite Bathroom, 3 Further Bedrooms, Bathroom, OCH, DG. Must Be Seen.



Silverdale, Shepherds Lane, Bicton, Shrewsbury, Shropshire, SY3 8BT Ref: 4526

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Glazed entrance door.

Enclosed Porch

Quarry tile flooring, leaded glazed entrance door.

Entrance Hall

Decorative pattern tile flooring, staircase leads to First Floor Landing.

Living Room 16' 2" x 10' 11" (4.92m x 3.32m)

Open fireplace with slate hearth, double and single radiators, walk in double glazed bay window, with feature leaded glasswork, to the front, double French doors lead to Sun Room.

Dining Room 16' 2" x 10' 11" (4.92m x 3.32m)

Parquet wood block flooring, walk in double glazed bay window with feature leaded glass work, double radiator, fireplace recess with exposed brick work and cast iron glass fronted wood burner set to quarry tile hearth, range of storage cupboards.

Sun Room 17' 11" x 9' 4" (5.46m x 2.84m)

Double radiator, pattern tile flooring, under stairs storage cupboard, double glazed windows and French doors to large garden and adjoining meadow.

Kitchen/Breakfast Room 17' 6" x 9' 4" (5.33m x 2.84m)

Comprehensively fitted with cream fronted units, wood style laminate worktops, inset sink unit, quarry tile flooring, double radiator, 2 double glazed windows overlook delightful garden and meadow.

Utility Room 10' 3" x 9' 5" (3.12m x 2.87m)

Fitted with units to match the Kitchen, quarry tile flooring, sink unit, double glazed window to the front, door to the side.

Ground Floor WC

Fitted with WC, quarry tile flooring.

First Floor Landing

Double glazed sliding patio door leading to extensive balcony with wrought iron railings, enjoying views over garden and adjoining countryside.

Bedroom 1 17' 6" x 9' 3" (5.33m x 2.82m)

Dual aspect double glazed windows enjoying magnificent outlooks, radiator, fitted wardrobes.

En-suite Bathroom 10' 3" x 9' 5" (3.12m x 2.87m)

Fitted with 4 piece suite including bath, shower cubicle, wash basin with cupboards beneath, WC, built in airing cupboard, built in storage cupboard, heated towel rail, double glazed window to the front.

Bedroom 2 11' 0" x 10' 4" (3.35m x 3.15m)

Radiator, double glazed window to the front.

Bedroom 3 14' 5" x 8' 11" (4.39m x 2.72m)

Radiator, 2 double glazed window to the front.

Bedroom 4 7' 8" x 6' 10" (2.34m x 2.08m)

Radiator, double glazed window to the rear overlooking garden.

Bathroom 7' 7" x 5' 3" (2.31m x 1.60m)

Fitted with bath, wash basin and WC.

Outside - Front

The property is approached over a tarmacadam driveway providing ample parking and turning space. Brick built Car Port. The front garden is laid to sweeping lawn with ornamental trees and hedging around. Brick built Boiler House housing Worcester oil fired central heating boiler. 2 further brick built out buildings.

Substantial Store 13' 4" x 6' 4" (4.06m x 1.93m)

Power and lighting.

Workshop/Studio 12' 1" x 7' 0" (3.68m x 2.13m)

Range of double glazed windows, power and water supply.

Rear Garden

Delightful garden approached onto a paved patio with external lighting ideal for alfresco dining. The majority of the garden beyond is laid to lawn with well stocked beds and borders containing trees and shrubs. Pathway leads through to Vegetable Garden with raised beds, aluminium greenhouse on a paved standing. The garden is enclosed by hedging and fencing.

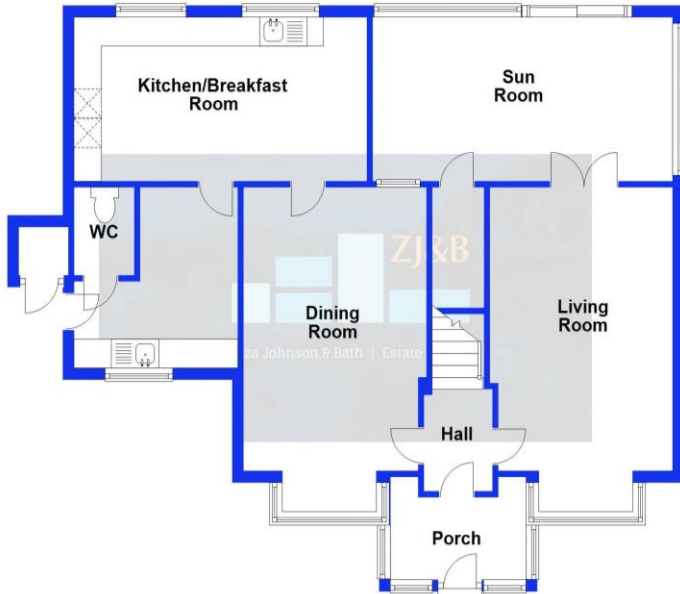
Council Tax Band D

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor

Approx. 86.8 sq. metres (934.5 sq. feet)



First Floor

Approx. 65.8 sq. metres (707.9 sq. feet)



Total area: approx. 152.6 sq. metres (1642.4 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY

14/06/2023, 10:22

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Silverdale
Shepherds Lane
Bidon
SHREWSBURY
SY3 8BT

Energy rating
C

Valid until: 22 August 2027
Certificate number: 8183-7528-5830-5397-7922

Property type
Detached house

Total floor area
136 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage