



27 Foxley Grove, Bicton Heath, Shrewsbury, Shropshire, SY3 5DF

£430,000

A superb 5 bedroom detached house that offers enlarged accommodation, presented to a high standard. The house enjoys a prime cul-de-sac position with a private garden and includes: Enclosed Porch, Extended Living Room, Dining Room, Impressive Garden Room, Modern Fitted Kitchen, Spacious Utility Room, WC, Integral Garage. Main Bedroom With En-suite Bathroom, 3 Further Double Bedrooms, Single Bedroom, Family Bathroom. GCH and Solar Panels. Viewing Is Essential For Full Appreciation.



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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

Double glazed entrance door with matching side window.

Enclosed Porch

Feature porthole window to the side.

Living Room 16' 0" x 14' 8" (4.87m x 4.47m)

Ornamental wooden fire surround with hearth and electric fuel effect stove inset, radiator, wood style laminate flooring, double glazed bow window to the front.

Dining Room 13' 0" x 9' 0" (3.96m x 2.74m)

Radiator, wood style laminate flooring, useful under stairs storage cupboard, double glazed French doors with side windows to Garden Room, door to Kitchen, staircase leads to First Floor Landing.

Garden Room 10' 7" x 8' 7" (3.22m x 2.61m)

Decorative pattern tile flooring, double glazed windows and French doors lead to attractive private rear garden.

Kitchen 12' 0" x 6' 6" (3.65m x 1.98m)

Fitted with an excellent range of units with wood effect laminate work tops, inset 1 1/2 bowl sink unit, tiled splash to work areas, integrated electric double oven, 4 ring induction hob with filter hood over and decorative splash-back, radiator.

Utility/Breakfast Room 9' 9" x 8' 5" (2.97m x 2.56m)

Fitted with base and eye level units, work top with circular bowl inset, tiled splash, matching breakfast bar, wood style laminate flooring, radiator, double glazed window and door to the rear. Door to Inner Lobby.

Inner Lobby

Door to Integral Garage.

Cloakroom/WC

Fitted with wash basin, WC, radiator, double glazed side window.

Integral Garage 14' 9" x 8' 7" (4.49m x 2.61m)

Electric roller door, solar panel controls and battery.

First Floor Landing

Built in airing cupboard housing Worcester gas fired central heating boiler, useful full height shelved cupboard, access to roof space.

Bedroom 1 14' 9" x 8' 6" (4.49m x 2.59m)

Wood style laminate flooring, radiator, double glazed window to the front.

En-suite Bathroom

Fitted with white suite including spa bath with mixer tap and shower attachment, wash basin with vanity cupboard beneath, WC, fully tiled walls, heated towel rail, double glazed side window, shaver socket.

Bedroom 2 10' 0" x 9' 1" (3.05m x 2.77m)

Radiator, fitted wardrobes with mirror fronted sliding doors, double glazed window overlooking attractive rear garden.

Bedroom 3 9' 11" x 9' 2" (3.02m x 2.79m)

Radiator, built in wardrobe, double glazed window to the front.

Bedroom 4 8' 5" x 8' 0" (2.56m x 2.44m)

Radiator, double glazed window overlooking rear garden.

Bedroom 5 6' 10" x 6' 8" (2.08m x 2.03m)

Radiator, double glazed window to the front. Currently used as a Study.

Family Bathroom

Fully tiled walls and floor, fitted with white suite including bath with electric shower unit over, wash basin, WC, radiator, double glazed window to the rear.

Front Garden

The property is approached over a resin bonded driveway with brick edging. The garden to the front is laid to lawn.

Rear Garden

Enjoying a southerly aspect, approached onto an extensive patio with lawn beyond and deep barked play area to the rear boundary. Shrub borders to either side and the garden is enclosed by timber fencing.

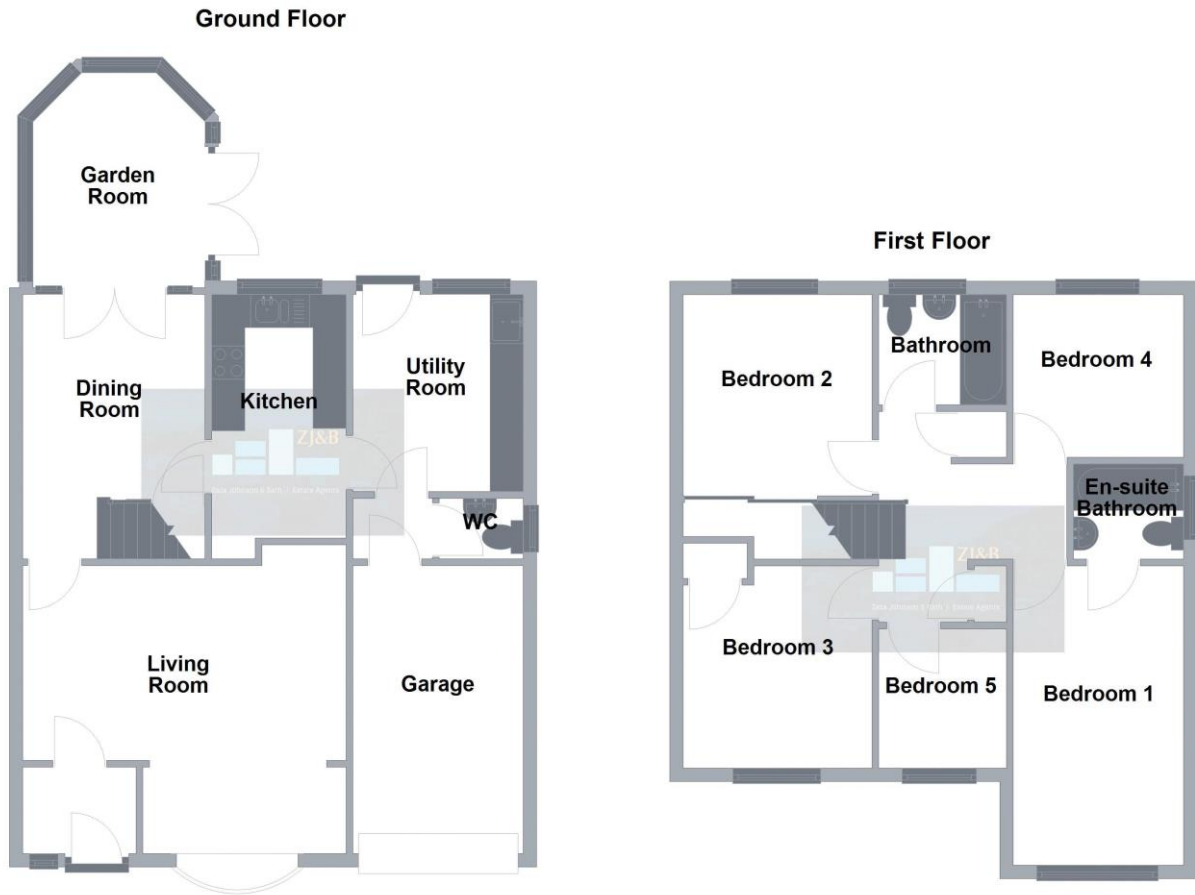
Agents Notes

The property has recently had all guttering and fascias replaced and the Garden Room was completed in the Spring of 2024 with a warm roof and the property has fibre broadband.

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**



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

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

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Energy performance certificate (EPC)

27 Fowey Close Baton Heath Bridport DT9 3DF	Energy rating C	Valid until 6 August 2034
		Certificate number 0769-3040-4208-1774-6200

Property type	Detached house
Total floor area	106 square metres

Rules on letting this property

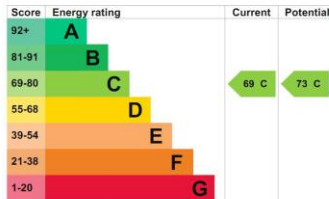
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties>).

Energy rating and score

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

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificates.service.gov.uk/energy-certificate/0769-3040-4208-1774-6200>

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

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