

Holyhead Road, Bicton, **Shrewsbury** 







# **OIRO £270,000**

- Two Large Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Garden Backing on to Fields
- Well Kept Communal Gardens
- **Parking**
- Leasehold
- EPC rating D









A spacious two-bedroom home offering a perfect blend of traditional charm and modern functionality. Spanning 94.88 m² (1021.28 sq. ft.), this property presents generously sized rooms across two floors, featuring well-designed living spaces that are perfect for comfortable family living and entertaining.

### **Ground Floor**

**Reception Room**: This expansive and light-filled reception room serves as the heart of the home, offering plenty of space for relaxation and gatherings.

**Dining Room**: Adjacent to the reception, the formal dining room, with French doors opening out to the garden, is perfect for entertaining and family meals.

**Kitchen**: A modern, well-equipped kitchen featuring stylish cabinetry and integrated appliances, providing a bright and functional space for cooking.

Additional Spaces: Includes a WC and convenient hallways connecting the spaces with ease.









#### **First Floor**

**Bedroom 1**: A spacious double bedroom, complete with its own en-suite bathroom, ideal for guests or family.

**Bedroom 2**: A large guest bedroom with ample storage, enjoying natural light from a well-positioned window, creating a peaceful retreat. There is potential to split this into two bedrooms. Main Bathroom: A family bathroom equipped with modern fittings, located off the landing.

## **Key Features**

**Total Living Area**: 94.88 m<sup>2</sup> (1021.28 ft<sup>2</sup>)

Interior Design: Includes elegant archways, French doors, and a blend of tiled and carpeted flooring that enhances the home's charm.

**Outdoor Access**: The dining room opens to an outdoor area, making it perfect for summer evenings.

**Services**: There are electric heaters throughout and all other services are mains.

**Prime Location**: Situated in the beautiful grounds of Oxon Hall just outside of Shrewsbury with a great sense of community. It is also a short drive away there is access to local amenities, and the hospital.

This delightful property offers an inviting ambiance, perfect for both relaxation and entertainment. Arrange a viewing today to appreciate its full potential!

Entrance Hall 1.6m x 1.08m (5'2" x 3'6")

Reception Room 1.91m x 5.22m (6'4" x 17'1")

Dining Room 3m x 3.32m (9'10" x 10'11")

Kitchen 2.89m x 3.28m (9'6" x 10'10")

Inner Hall 1.01m x 1.6m (3'4" x 5'2")

Guest Cloakroom 0.89m x 2.35m (2'11" x 7'8")

















Landing 2.89m x 1.75m (9'6" x 5'8") With cupboard housing water cylinder

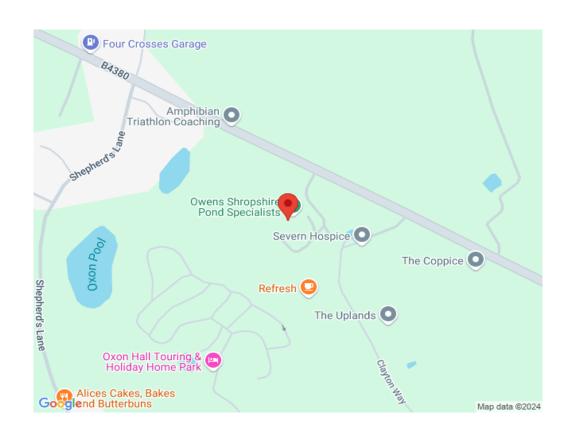
Bedroom 4.27m x 3.32m (14'0" x 10'11")
Plus built-in double wardrobes

Ensuite 1.61m x 1.56m (5'4" x 5'1")

Bedroom 5.33m x 3.34m (17'6" x 11'0")
Plus extensive built-in wardrobes

Bathroom 2.05m x 1.75m (6'8" x 5'8")





# **BELVOIR!**

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