



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

Because property is personal with...

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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 m² (1021.28 ft²)

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")



Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1021.28 ft²
94.88 m²

Reduced headroom

3.01 ft²
0.28 m²

(1) Excluding balconies and terraces

Reduced headroom:
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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