



11 Bligny Crescent, Bicton Heath, Shrewsbury SY3 5FE

4 bedroom semi-detached house—£340,000 Freehold

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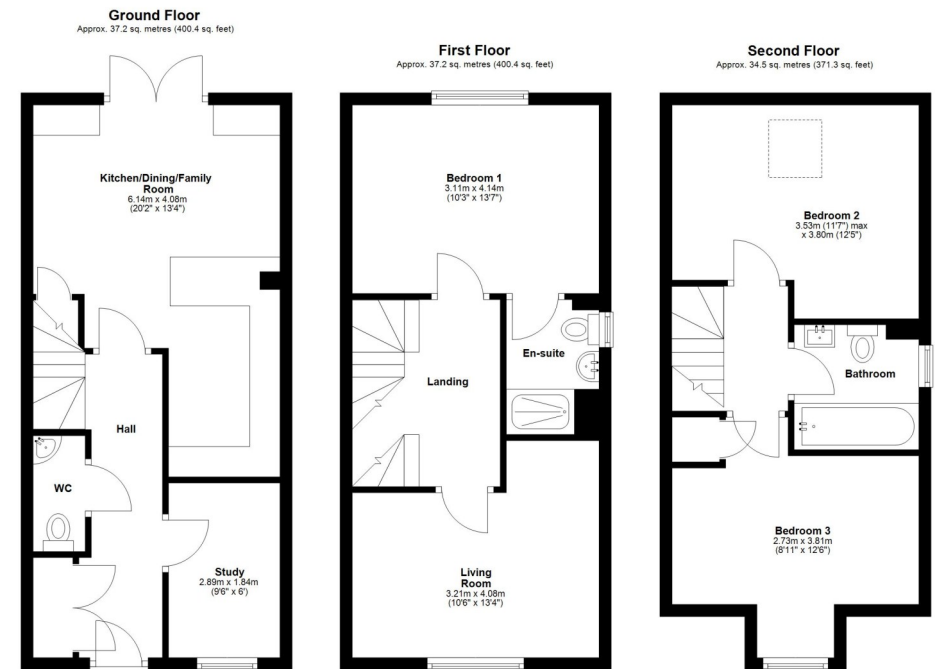
£340,000 Freehold—4 bedroom semi-detached house

sales@cgpooks.co.uk

This stylish, recently built semi-detached home stands out from others on the development thanks to its thoughtfully enhanced layout, beautifully presented interior, and significantly upgraded south-facing garden. Enjoying a prime position directly opposite a tranquil wildlife lake and parkland, it offers picturesque views rarely found elsewhere on the site.

KEY FEATURES

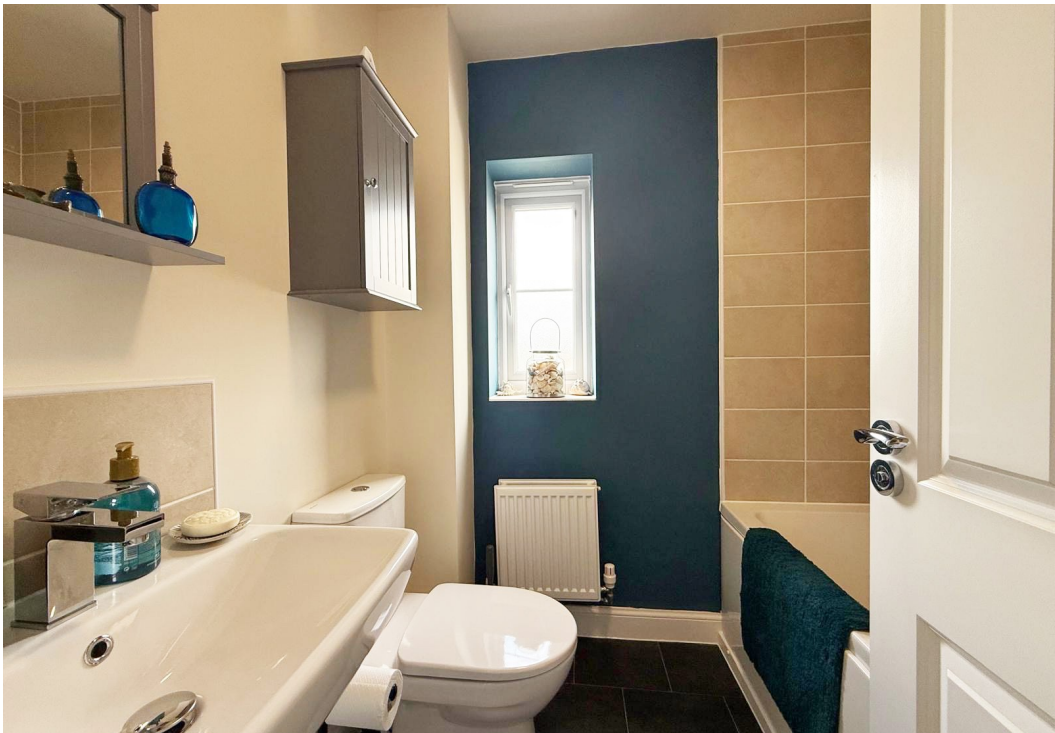
- Entrance hall with wood effect flooring, built in storage and cloakroom.
- Open plan kitchen/dining room with flooring to match hall, full length windows and glazed double doors to rear sun terrace.
- Well fitted range of gloss units to kitchen area with integrated appliances and additional matching display units to dining area. There is also a fully fitted under stairs larder cupboard.
- There is also a study/ fourth bedroom on the ground floor
- Staircase from hall to first floor landing where there is a living room and main bedroom with en suite shower room.
- On the second floor there is a further landing area and 2 additional double bedrooms, along with a family bathroom.
- Double glazed windows and gas fired central heating. EPC rating B.
- Driveway to side of the property which provided parking for about 2 cars.
- South facing rear garden which is landscaped to lawn with a paved sun terrace and established borders. There is also 3 garden stores included in the sale, one being a custom built bike store.
- Really good location in a popular new development with superb open views across parkland and pond to front.
- Remaining 8 years NHBC warranty
- Few minutes' walk from the Bicton Heath shopping complex, Oxon Primary school and a very good pub/restaurant. The by pass is just a few minutes' drive from the property and the town centre is under 10 minutes.



Total area: approx. 108.9 sq. metres (1172.1 sq. feet)







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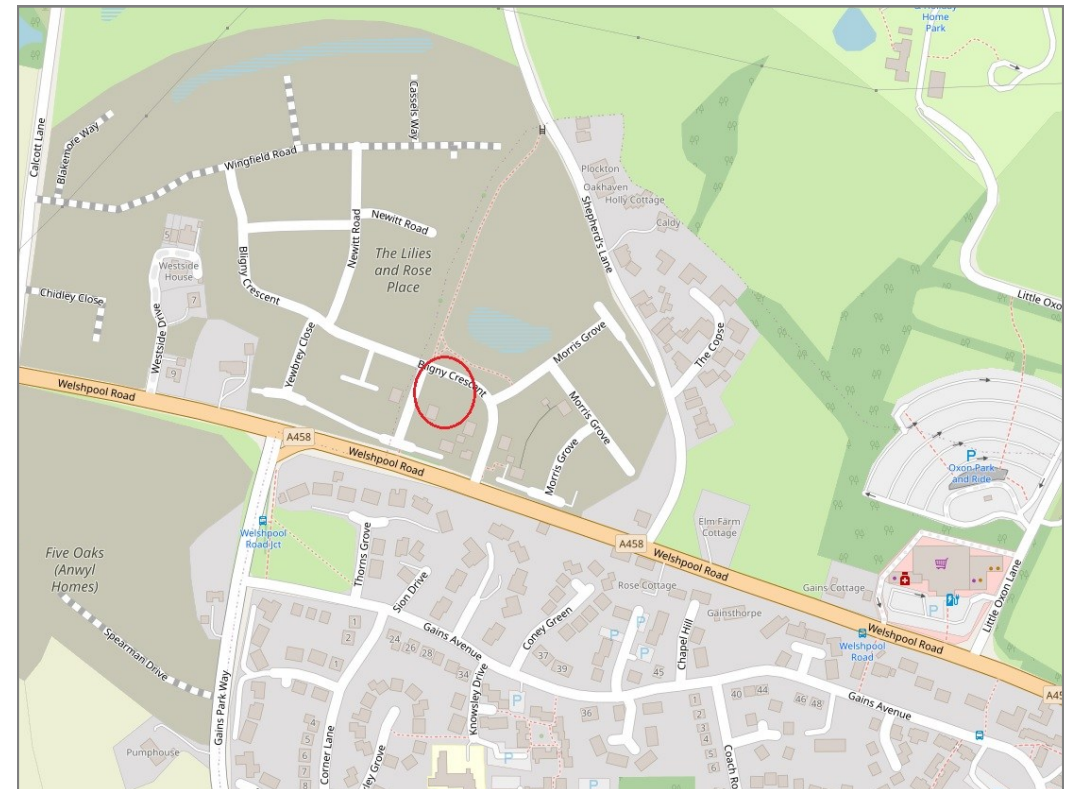
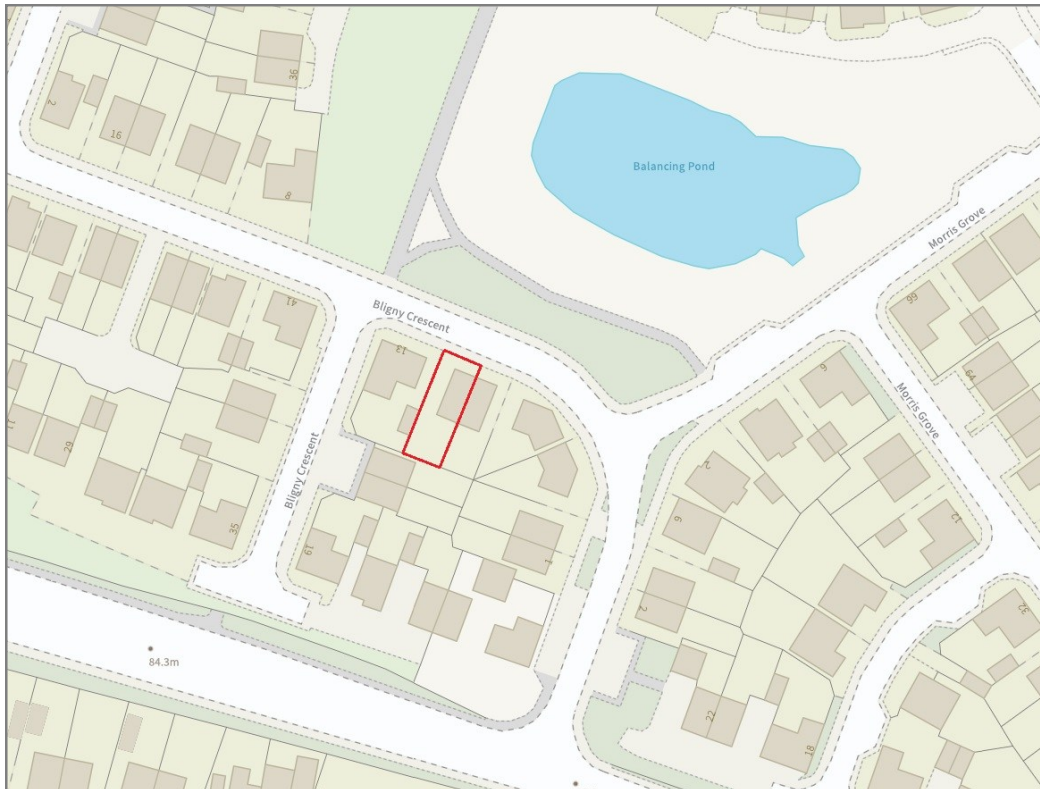
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	Band B
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



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

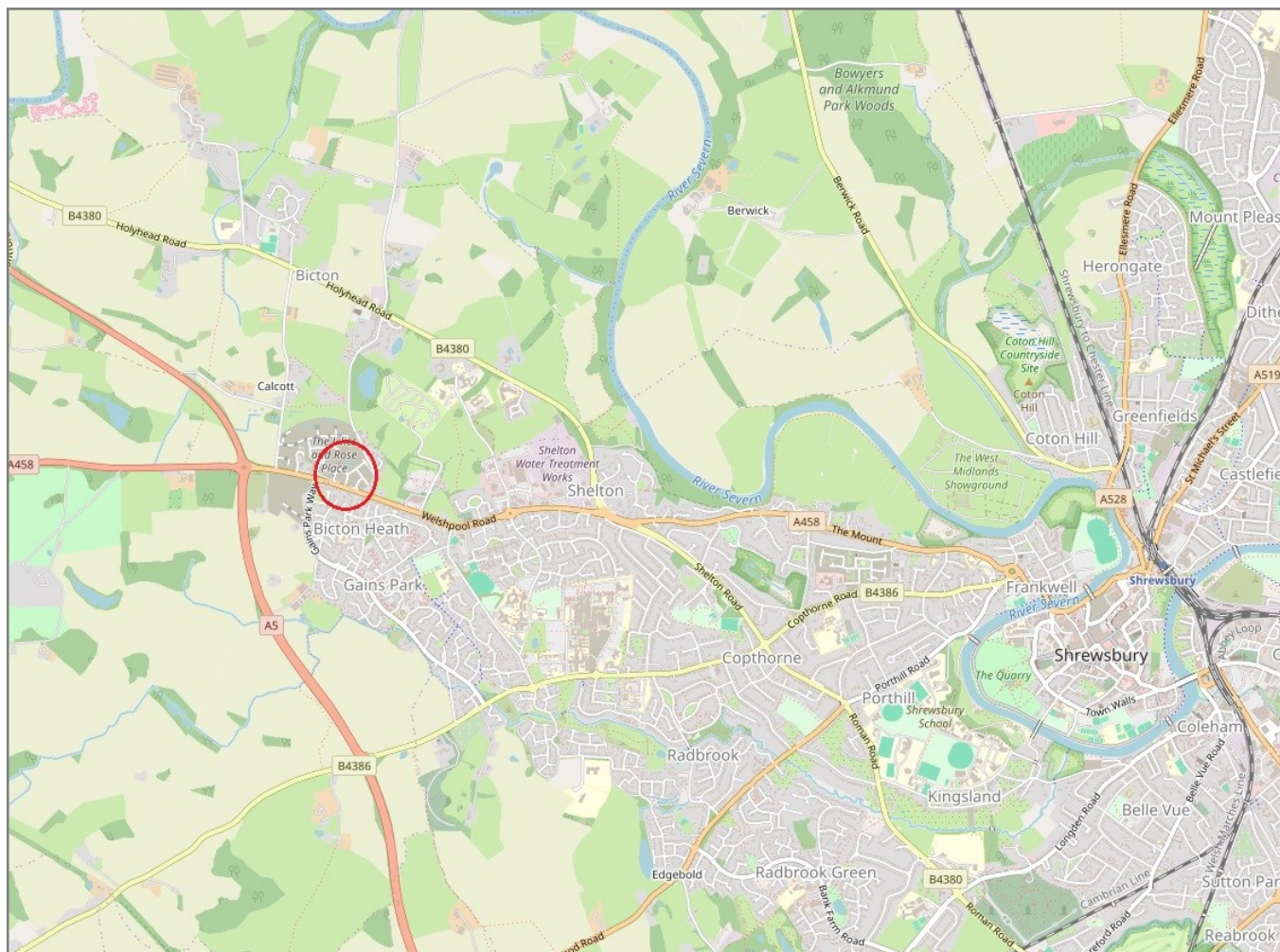
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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