



SAMUEL WOOD

9 Barn Owl Way, Bicton Heath, Shrewsbury, Shropshire, SY3 5FA

Asking Price £475,000



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- Spacious, Modern Detached Family Home
- Open Plan Kitchen Dining
- Integral Garage & Ample Parking
- uPVC Double Glazing & Gas Central Heating
- Pleasing Cul-de Sac Position
- Living Room with Feature Fireplace
- 4 Bedrooms, En-Suite & Bathroom
- Beautifully Landscaped Gardens
- Excellent Road Links
- NHBC Guarantee until June 2026

We are delighted to offer for sale this beautifully presented family home with stylish accommodation arranged over two floors, offering spacious and contemporary living along with a stunning wrap around garden. Situated in the sought after location of Bicton Heath, close to local amenities including shops, schools, doctors, restaurants, good public transport links, with easy access to the local bypass linking up to the M54 motorway. Viewing highly recommended to fully appreciate this wonderful property.



Storm Porch

Double glazed composite entrance door leads to:

Reception Hallway 12'9" x 6'4" (3.9m x 1.95m)

Radiator, wall mounted heating control. Staircase ascends to the first floor accommodation.

Living Room 17'4" x 10'11" (5.3m x 3.35m)

A large bay window to the front aspect, living flame coal effect gas fire to attractive surround, two radiators.

Dining Kitchen 20'11" x 11'5" (6.4m x 3.5m)

Fitted with an extensive range of Shaker style wall and base units with granite worktops, Neff slide and hide oven and Neff combination microwave oven, induction hob with extractor and fridge/freezer, Bosch dishwasher, double glazed window overlooks the rear garden and French doors to the rear garden, ceramic tiled floor, radiator, useful under stairs storage cupboard.

Utility 7'8" x 5'4" (2.35m x 1.65m)

With matching units, black worktops with sink, provision for washing machine and tumble dryer, wall mounted gas fired boiler, radiator, tiled floor, double glazed door to the rear garden.



Guest Cloakroom WC 5'4" x 3'7" (1.65m x 1.1m)

Comprising: WC, wash hand basin, window to the side and radiator.

Landing 11'5" x 6'0" (3.5m x 1.85m)

With loft access, airing cupboard housing pressurised hot water system, doors to bedrooms and family bathroom.

Bedroom 1 12'11" x 14'9" (3.95m x 4.5m)

Built-in wardrobes with sliding mirrored doors, radiator, window to the front aspect.

En-Suite Shower Room 6'2" x 5'8" (1.9m x 1.75m)

Comprising: tiled corner shower cubicle with mains pressure shower, WC, wash hand basin with tiled splash surround and mixer tap, towel radiator, shaver point, tiled floor and opaque window to the front.

Bedroom 2 10'4" x 11'7" (3.15m x 3.55m)

Window to the rear aspect overlooks the lovely rear garden, built-in wardrobe with sliding mirrored doors.

Bedroom 3 8'8" x 12'11" (2.65m x 3.95m)

Radiator, window to the front aspect, built-in wardrobe with mirrored doors and drawers with open shelving above.

Bedroom 4 7'10" x 10'2" (2.4m x 3.1m)

Window to the rear aspect, radiator.

Family Bathroom 8'0" x 7'10" (2.45m x 2.4m)

A modern suite comprising: panelled bath with mains pressure shower over and folding shower screen, wash hand basin set to vanity unit, WC with hidden cistern, shaver point, opaque window to the rear, wall mounted extractor fan, recessed spotlights to the ceiling, towel radiator, tiled floor.

Outside

The property is approached from a private drive over a block paved driveway providing parking for 4/5 cars with turning area, lawn areas with shrubs, trees and fencing.

Agents note

Please contact the office on 01743 272710 for any further details.

Garage

With electric up and over door and composite double glazed service door to the side, power and lighting.

Rear Garden

Beautifully landscaped rear garden with Indian Sandstone patio and pathway wrapping around the property, outside cold tap, lighting points, a good sized lawn extends with shrub borders. The rear garden is enclosed by fencing.





Services at the property

We understand that the property has gas heating, mains electricity, mains water and drainage.

Broadband Speed: Basic 3 Mbps & Superfast80 Mbps

Flood Risk: Very Low.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Tenure

We understand the tenure is Freehold.

Mortgage Services

We offer a no obligation mortgage service through Q Financial Services. Please ask a member of our team for further details.

Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Directions

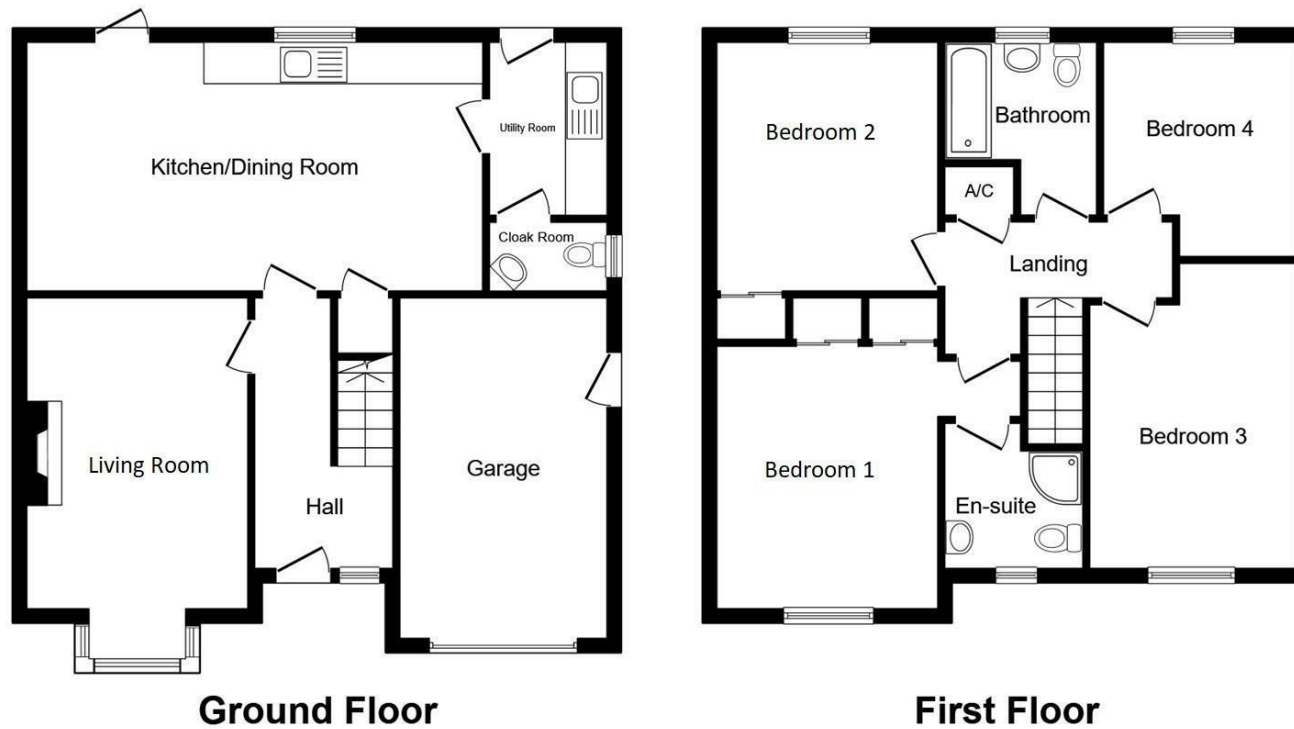
When heading west from Shrewsbury centre on the Welshpool road (A458) Gains Park Way is the next left after the co-op supermarket and the final left before you reach the A5. Once on Gains Park Way, take the first right hand turn into Comer Farm Drive and then the second left into Bam Owl Way, just before the Farmhouse. Keep left and number 9 is on the left in the corner.







Floor Plans



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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