

# 14 Keelton Close Bicton Heath Shrewsbury SY3 5PS



5 Bedroom House - Detached  
Offers In The Region Of £420,000

## The features

- EXCELLENT 5 BEDROOM DETACHED FAMILY HOME
- ENVIABLE CUL DE SAC LOCATION CLOSE TO ALL AMENITIES
- PRINCIPAL BEDROOM WITH EN SUITE
- GARAGE AND PARKING
- VIEWING HIGHLY RECOMMENDED WITH NO UPWARD CHAIN
- LOVELY OPEN ASPECT TO THE REAR
- LOUNGE, DINING/FAMILY ROOM, KITCHEN/BREAKFAST ROOM, UTILITY
- 4 FURTHER GOOD SIZED BEDROOMS AND BATHROOM
- ENCLOSED REAR SOUTH FACING GARDEN BORDERED BY A RECREATIONAL PARK
- EPC RATING C



**\*\*\* GOOD SIZED 5 BEDROOM DETACHED FAMILY HOME \*\*\***

Occupying an enviable cul de sac location with lovely open south facing aspect to the rear this well maintained 5 bedroom detached home is perfect for today's modern lifestyle - a growing family or those who work from home.

Set in an cul de sac location on the edge of this popular development, a short walk from the Royal Shrewsbury Hospital and local amenities. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, Dining/Family Room, good sized Breakfast Kitchen, Utility, Principal Bedroom with en suite, 4 further Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and enclosed south facing rear garden.

Offered for sale with no upward chain, viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable cul de sac position on this much sought after development on the Western edge of Shrewsbury being one of a handful of houses enjoying an open aspect to the rear. Ideally placed for access to the Royal Shrewsbury Hospital and the A5/M54 motorway network. There are excellent facilities on hand including Schools, Supermarket, Shops, Doctors, lovely countryside walks and a regular bus service to the Town Centre.

### RECEPTION HALL

Covered entrance with door opening to spacious Reception Hall. Wooden floor covering, radiator, useful under stairs storage.

### CLOAKROOM

with suite comprising WC and wash hand basin, radiator, window to the front.

### LOUNGE

A lovely light room with bay window to the front. Wooden fire surround with marble hearth and inset housing living flame gas fire, media point, radiators, wooden floor covering. Double opening glazed French doors to

### DINING/FAMILY ROOM

having patio doors leading to the rear garden, radiator, media point and continuation of wooden floor covering.

### KITCHEN/BREAKFAST ROOM

Fitted with wooden fronted units incorporating 1 1/2 drainer ceramic sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for appliances, inset 4 ring gas hob with concealed extractor hood over and cutlery and pan drawers beneath. Built in eye level double oven and grill with cupboards above and below, tiled surrounds and matching range of eye level wall units and open fronted display shelving, ample space for dining table, radiator. Window providing lovely aspect over the south facing garden and recreational park beyond.

### UTILITY ROOM

with continuation of units with single drainer sink set into base cupboard with work surface over with space beneath for appliances, wall mounted gas central heating boiler, radiator, door to the garden and personal door to Garage.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space and off which lead

### PRINCIPAL BEDROOM

A generous double room having window to the front, built in double wardrobe with hanging rail and shelving, radiator.

### EN SUITE SHOWER ROOM

with fully tiled shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, window to the side, radiator.

### BEDROOM 2

Another generous sized double room with window to the front, built in double wardrobe with hanging rail and shelving, and radiator.

### BEDROOM 3

Generous double size room with window to the rear with pleasant open aspect, radiator.

### BEDROOM 4

Double size room again with window to the rear with pleasant open aspect, radiator.

### BEDROOM 5

with window to the front, radiator.

### FAMILY BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

### OUTSIDE

The property is approached over driveway with parking and leading to the Garage with up and over door, power and lighting, personal door to the Utility. The Front Garden is laid to lawn. Side pedestrian gated access to the Rear Garden which has paved sun patio adjacent to the Dining/Family Room and additional decked patio area which catches the evening sunshine. Shaped lawn with well stocked flower and shrub beds and inset specimen trees. Enclosed with wooden fencing and hedging and having a lovely open aspect to the rear with outlooks over the recreational park.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

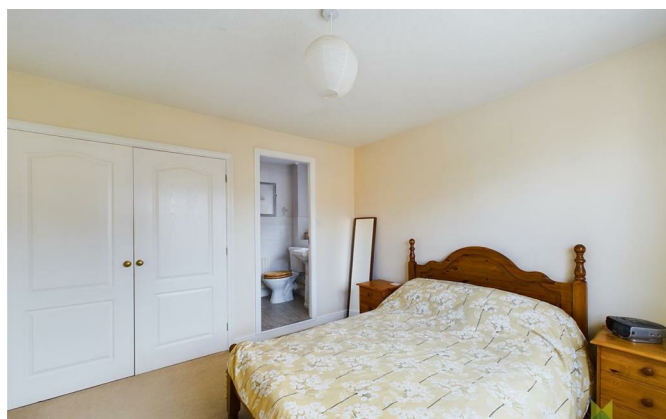
#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





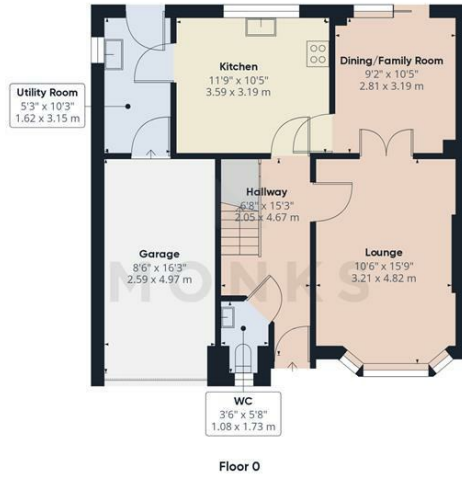
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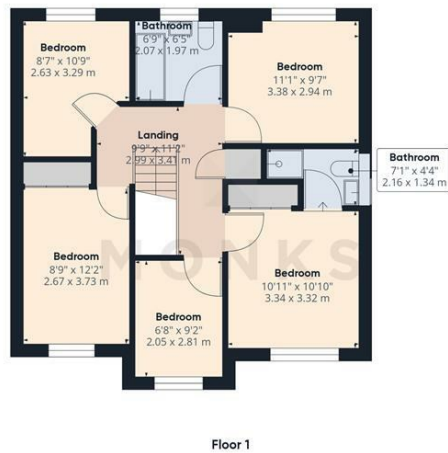
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Approximate total area<sup>®</sup>  
1342.87 ft<sup>2</sup>  
124.76 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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## Get in touch

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## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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