



MONKS

9 Bradman Drive Bicton Heath Shrewsbury SY3 5FZ

4 bedroom House - Detached property
Offers in the region of £500,000







*** SOPHISTICATED FAMILY HOME IN DESIRABLE RESIDENTIAL AREA ***

Constructed in 2018 by reputable local house builder the property occupies an enviable cul-de-sac location with a delightful south-west facing garden. The layout has an excellent flow of rooms, ideal for today's modern lifestyle and well suited to a growing family or those who work from home.

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

The accommodation briefly comprises Entrance hallway, open plan kitchen/dining/living room, utility room with cloak room, four excellent sized bedrooms serviced by two bathrooms.

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

Viewing highly recommended.

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Bicton Heath Shrewsbury
SY3 5FZ





LOCATION

The iconic Leighton Park is situated approximately 1.5 miles West of Shrewsbury town centre with ease of access to the A5 and M54 motorway network beyond. There are a host of local facilities including Supermarket, Shops, Pub/eatery, Oxon Primary School Ofsted Rated Outstanding, Doctors, Church and is within a short distance of the Royal Shrewsbury Hospital. There is a regular bus service to the Town Centre which boasts a range of independent Stores, a Shopping centre, Theatre and Restaurants.

The property is located to the rear of the historical development and is approached off Somerby Drive. Continue into The Furlongs and towards the Chapel, turning left onto Bradman Drive.

ENTRANCE HALLWAY

Part glazed uPVC door opens into spacious hallway laid to decorative tiled flooring and with striking half wall paneling. Door into

OPEN PLAN KITCHEN, DINING AND LIVING ROOM

This stunning space is ideal for both every day living and larger scale entertaining. The living room features a coal effect gas fire set into striking marble surround along with a bay window to the front.

The kitchen is fitted with an extensive range of elegant shaker style cabinetry under contrasting quartz work surfaces incorporating a deep set sink and four ring burner induction hob. Further range of eye level matching units along with integrated appliances including double oven, fridge freezer and dishwasher. There are two well-designed breakfast bar areas along with a dining area and French doors overlooking the garden.

UTILITY ROOM

Laid to tile flooring with work surfaces over base units with stainless steel sink and space under for freestanding appliances. Wall mounted boiler and door onto the garden and into the

CLOAK ROOM

Laid to tile flooring with half wall tongue and groove paneling. Fitted with a low level flush WC and corner hand wash basin. Window to side and radiator.

A central staircase rises to the first floor landing off which radiates the bedrooms along with access to the loft.

PRINCIPAL BEDROOM

A superbly proportioned room currently dressed with super king size bed with extensive range of fitted wardrobes and window to the front.

EN-SUITE SHOWER ROOM

Fitted with a contemporary white suite comprising corner shower cubicle with dual head over, low-level flush WC and hand wash basin. Window to front and radiator.

BEDROOM TWO

A generous sized double bedroom with ample space for freestanding furniture and window two front.

BEDROOM THREE

A generous double bedroom with window overlooking the garden.

BEDROOM FOUR

An excellent sized single bedroom with window overlooking the garden.

FAMILY BATHROOM

Fitted with a contemporary white suite comprising paneled bath with dual shower head over along with hand wash basin and low level flush WC set into vanity unit. Laid to tiled flooring with large heated towel rail. and window to the rear.

OUTSIDE

The enclosed south/west facing rear garden has been tastefully landscaped to offer a blend of terracing ideal for alfresco dining along with flowerbeds fully stocked with flowering seasonal perennials and all year round structure and interest. Side pedestrian access and service door into the integral SINGLE GARAGE with up and over door.

To the front of the property is paved driveway parking for two view vehicles flanked by areas of lawn and flowerbeds.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We 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/buy/mortgage-calculator/) 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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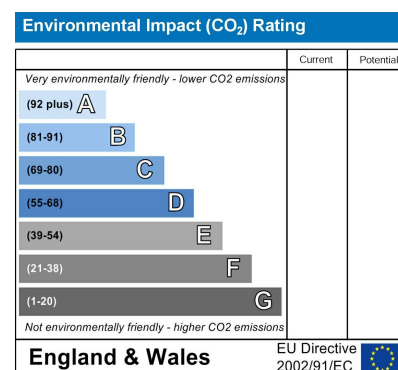
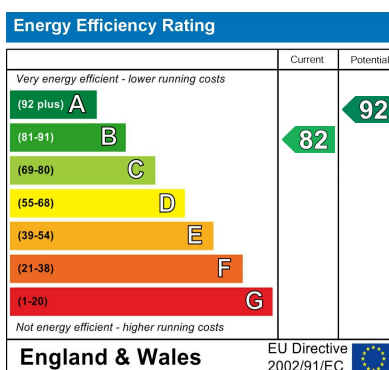
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We're available 7 days a week

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

Honest, Original, Motivated, Empathetic



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

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- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
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