

18 Shelton Gardens, Bicton Heath, Shrewsbury,  
Shropshire, SY3 5AG

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**Offers In The Region Of £320,000**

Viewing: strictly by appointment through the agent

This is a greatly improved, exceptionally well presented and spacious three double bedroom semi detached house. The property overlooks a local green and is situated within this desirable residential location within walking distance of an array of local amenities and being well placed for easy access to the Shrewsbury town centre and local bypass which then links up to the M54 motorway network. Viewing comes highly recommended by the selling agent.

The accommodation briefly comprises: Reception hallway, lounge with wood burning stove, separate dining room with wood burning stove, impressive re-fitted kitchen/breakfast room, laundry room, stylish re-fitted ground floor bathroom, first floor landing three double bedrooms, low maintenance front garden, substantial well established rear enclosed gardens, stone driveway, timber workshop with adjoining carport, useful brick outhouse, UPVC double glazing, gas fired central heating,

The accommodation in greater detail comprises the following:

Entrance composite double glazed entrance door gives access to:

**Reception hallway**  
Having radiator.

Door from reception hallway gives access to:

**Lounge**  
13'11 x 11'4  
Having UPVC double glazed windows to front and rear, attractive wood burning stove with inset timber mantle above, picture rail, radiator.

Door from reception hallway gives access to:

**Dining room**  
11'11 x 10'0  
Having two UPVC double glazed windows, radiator, wood burning stove with timber mantle above, coving to ceiling.

Door from reception hallway gives access to:

**Re-fitted kitchen/breakfast room**  
12'4 x 8'1  
Having a range of attractive re-fitted eye level and base unit with built-in cupboards and drawers, integrated double oven, four ring gas hob with cooker canopy over, fitted wooden style worktops with inset 1 1/2 stainless steel sink with mixer tap over, breakfast bar, space for further appliances, radiator, three UPVC double glazed windows, vinyl floor covering.

UPVC double glazed door from kitchen/breakfast room gives access to:

**Laundry room**  
8'5 x 2'11  
Having space for tumble dryer with fitted worktop above, UPVC double glazed window to side, tiled effect vinyl floor covering, UPVC double glazed door giving access to front of property.

From reception hallway door gives access to:

**Re-fitted bathroom**  
Having a three piece suite comprising: panel bath with electric shower over, wash hand basin set to vanity unit with storage cupboard below, WC with hidden cistern, vinyl wood

effect floor covering, part tiled to walls, UPVC double glazed window to rear, heated chrome style towel rail, extractor.

From entrance hallway stairs rise to:

**First floor landing**  
Having UPVC double glazed windows to front and rear, loft access.

Doors then give access to: Three double bedrooms.

**Bedroom one**  
14'7 x 11'7 max into recess reducing down to 9'3  
Having UPVC double glazed windows to front and rear, open fronted wardrobe with store cupboard to side housing the gas fired central heating boiler, radiator, picture rail.

**Bedroom two**  
12'1 x 9'11  
Having UPVC double glazed window to front, radiator.

**Bedroom three**  
11'3 excluding recess x 8'11  
Having UPVC double glazed window to rear, two fitted wardrobes.

**Outside**  
To the front of the property there is a low maintenance brick paved frontage,, gated pedestrian access and mature hedging screening the road. To the side of this gates lead to a stone driveway providing ample off street parking.

**Rear gardens**  
The property rear gardens are a superb feature being substantial in size having lawn gardens, small wooden style area, a variety of mature shrubs, plants and bushes, brick store, generous size, timber workshop with adjoining carport, outside cold tap, lighting point. The rear gardens are enclosed

**Services**  
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND B**

#### Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### Mortgage services


We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

#### Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

#### Disclaimer

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

| Energy Efficiency Rating                    |  | Current                    | Potential   |
|---|--|----------------------------|---|
| Very energy efficient - lower running costs |  |                            |   |
| (92 plus) A                                 |  |                            | 85  |
| (81-91) B                                   |  |                            |   |
| (69-80) C                                   |  | 65                         |   |
| (55-68) D                                   |  |                            |   |
| (39-54) E                                   |  |                            |   |
| (21-38) F                                   |  |                            |   |
| (1-20) G                                    |  |                            |   |
| Not energy efficient - higher running costs |  |                            |   |
| England & Wales                             |  | EU Directive<br>2002/91/EC |  |

## FLOORPLANS

