

Silverdale Shepherds Lane, Bicton, Shrewsbury,
Shropshire, SY3 8BT

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £575,000

Viewing: strictly by appointment through the agent

Wooden framed glazed entrance door gives access to:

Entrance porch

Having a range of glazed windows, tiled floor, attractive stained glazed wooden door then gives access to:

Hallway

Having period tiled floor, radiator, coving to ceiling.

Door from hallway gives access to:

Bay fronted lounge

18'5 max into bay x 10'11

Having feature wood burning stove set to a exposed brick hearth, wooden parquet flooring, fitted storage cupboards with display shelving to side, walk-in secondary double glazed bay window to front, radiator.

From hallway door gives access to:

Bay fronted sitting room

18'5 max into bay x 10'11

Having a contemporary log effect remote control electric fire, walk-in secondary glazed bay window to front, radiator, picture rail.

Wooden framed double glazed doors from sitting room gives access to:

Garden room

17'11 x 9'4

Having large walk-in under-stairs storage cupboard, UPVC double glazed windows, double glazed sliding patio door giving access to rear gardens, tiled floor, recessed spotlights to ceiling.

Wooden framed glazed doors from garden room and lounge give access to:

Re-fitted kitchen/breakfast room

17'5 x 9'2

Having a range of contemporary eye level base units with built-in cupboards and drawers, fitted wooden style worktops with inset stainless steel sink drainer unit with mixer tap over, Belling range style oven with five ring induction hob and cooker canopy over, integrate dishwasher, space for upright fridge freezer, two UPVC double glazed windows to rear, recessed spotlights to ceiling, tiled floor, radiator.

Door from kitchen/breakfast room gives access to:

Utility room

10'2 max x 9'4 max

Having re-fitted base units, fitted wooden style worktops with inset sink, space for washing machine and tumble dryer, UPVC double glazed window to front, part glazed door giving access to front/side of property.

Door from utility room gives access to:

Cloakroom

Having low flush WC, tiled floor.

From hallway stairs rise to:

First floor landing

Having coving to ceiling

Double glazed sliding patio door then gives access to:

Feature walk-out balcony

Which is enclosed by wrought iron railings and offers a pleasing aspect to the rear of the property.





Doors from first floor landing then give access to: Four bedrooms and bathroom.

Bedroom one

15'6 x 9'3

Having two UPVC double glazed windows with pleasing aspect to rear, radiator, fitted wardrobes and coving to ceiling.

Door to:

En-suite bathroom

Having a four piece suite comprising: bath, wash hand basin set to vanity unit, low flush WC, tiled shower cubicle, UPVC double glazed window to front, tiled effect flooring, airing cupboard plus additional linen store cupboard to side, loft access.

Bedroom two

14'5 max x 9'0

Having two UPVC double glazed windows to front, radiator.

Bedroom three

10'4 x 10'3

Having UPVC double glazed window to front, radiator, secondary loft access, coving to ceiling.

Bedroom four

7'8 x 6'10

Having UPVC double glazed window with pleasing aspect to rear, radiator, picture rail.

Bathroom

Having three piece suite comprising: cast iron bath with electric shower over, wash hand basin, low flush WC, tiled effect flooring, fully tiled to walls, radiator.

Outside

The property is approached over a generous driveway which provides ample off street parking for a number vehicles. To the right hand-side of the property (from the driveway) access is then given to a:

Carport

Having brick pillars, pitched tiled roof. To the side of this there is a low maintenance stoned area.

From the driveway (to the left hand-side) access is then given to:

Brick store one

13'4 x 6'4

Brick store two

12'1 x 6'11

These two stores could create further living accommodation etc subject to the necessary planning consents.

The front garden is laid to lawn with low maintenance stone area and mature hedging screening the road.

Rear gardens

The rear gardens of the property are generous in size and comprise: paved sun terrace, paved patio, lawn gardens, vegetable plot, a variety of mature shrubs, plants, bushes etc and offer a pleasing aspect towards local countryside and Oxon caravan park.

Services

Mains water, electricity, drainage 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.

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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.



Total area: approx. 162.0 sq. metres (1743.8 sq. feet)