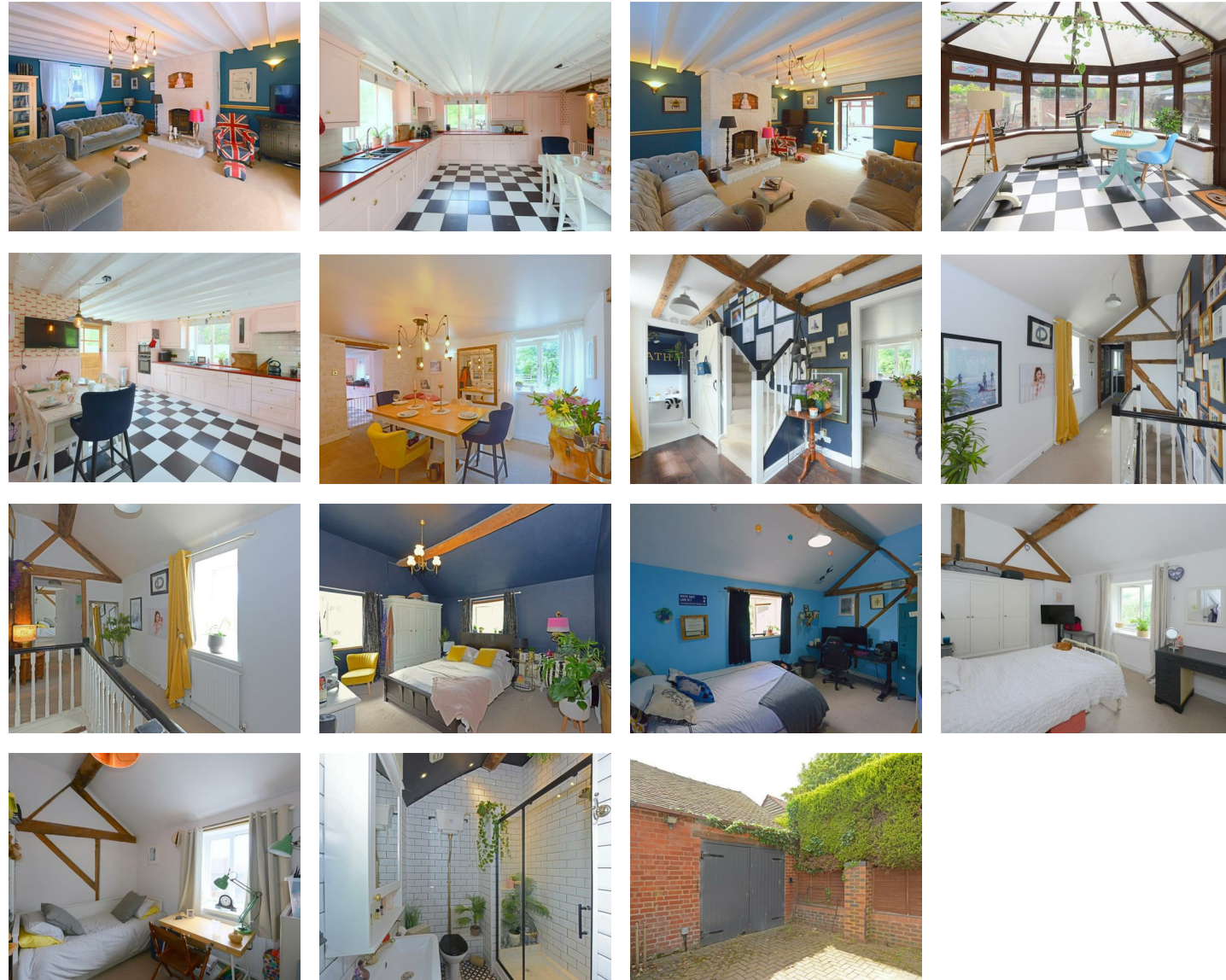


2 The Barns, Bicton Lane, Bicton, Shrewsbury,
Shropshire, SY3 8EU

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.
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Offers In The Region Of £485,000

Viewing: strictly by appointment through the agent

This is characterful, spacious and well proportioned, Grade II Listed, four bedroom semi detached barn conversion, which offers stylish living accommodation throughout. The property occupies a lovely position within this much sought after village location. Bicton village has a primary school, children's nursery/day care centre, an active village hall and petrol station with convenience store. Commuters will be pleased to know that access to the A5 links to the north leading to Oswestry and south east onto the M54 motorway network are readily accessible from the property. Viewing comes highly recommended by the agent. The accommodation briefly comprises of the following: Entrance hallway, lounge, dining room, attractive kitchen/breakfast room, ground floor bathroom, first floor landing having four good sized bedrooms, stylish re-fitted shower room, low maintenance landscaped front and southerly facing walled rear enclosed gardens, brick paved driveway, garage with first floor storage/studio space above, sealed unit double glazing, oil fired central heating.

Sealed unit double glazed entrance door gives access to:

Hallway

Having wooden flooring, radiator, exposed beams to ceiling, sealed unit double glazed window to rear.

Door from hallway gives access to:

Lounge

17'11 x 13'10
Having wood burning stove set to a exposed brick chimney breast, radiator, dado rail, sealed unit double glazed window to front, two wall light points,

Wood effect upvc double glazed French doors from lounge give access

UPVC double glazed conservatory

12'6 x 12'5
Having brick base, range of wood effect upvc double glazed windows overlooking the properties rear gardens, polycarbonated roof, upvc double glazed French doors giving access to rear gardens.

Door from hallway gives access to:

Dining room

14'0 x 10'3
Having sealed unit double glazed window to front, radiator, feature wall with exposed timbers.

Arch from dining room gives access to:

Kitchen/breakfast room

17'11 x 13'10 max
Having a range of eye level and base units with built-in cupboards and drawers, fitted Granite worktops with inset 1 1/2 sink drainer unit with mixer tap over, integrated oven, microwave, four ring induction hob with concealed cooker canopy over, dishwasher and fridge, two sealed unit double glazed windows, wooden part glazed door giving access to rear gardens, tiled floor, radiator, painted exposed beams to ceiling.

From hallway door gives access to:

Ground floor bathroom

Having timber style corner bath, wash hand basin with mixer tap over, low flush WC, under-stairs storage cupboard, part tiled to walls, radiator, sealed unit double glazed window to rear, extractor fan to ceiling.

From hallway stairs rise to:

First floor landing

Having feature walls with exposed timbers, exposed beam to ceiling, sealed unit double glazed window to rear, radiator.

Doors from first floor landing give access to: Four bedrooms and stylish re-fitted shower room.

Bedroom one

14'0 x 11'5 excluding recess
Having two sealed unit double glazed windows, radiator, exposed beams to ceiling.

Bedroom two

14'5 x 10'6
Having sealed unit double glazed window to front, feature walls with exposed timbers and exposed beams to ceiling.

Bedroom three

12'2 x 9'6
Having sealed unit double glazed window to front, radiator, feature walls with exposed timbers and exposed beams to ceiling.

Bedroom four

10'11 x 8'1
Having feature wall with exposed timbers and exposed beams to ceiling, sealed unit double glazed window to rear, radiator.

Re-fitted stylish shower room

Which comprises: large tiled shower cubicle with drench shower over, high flush WC, wash hand basin with mixer tap over and storage cupboard below, tiled floor, tiled to walls, sealed unit double glazed window to rear, exposed beam, recessed spotlights and extractor fan to ceiling, cupboard housing pressurised water system.

Outside

To the front of the property there is a low maintenance brick edged stoned area.

To the rear of the property there is a low maintenance:

Southerly facing garden

Which comprises: large paved sun terrace, stone sections, borders with inset shrubs, covered timber framed side seating area, outside cold tap, lighting point. The rear gardens are fully enclosed by brick walling.

To the rear of the property there is a brick paved driveway (access to this is shared with a neighbouring property) with access to:

Garage with storage/studio area above

17'5 x 11'8
Having fitted power, glazed window and timber twin double doors.

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

Tenure

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.

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.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

