



6 White Bank, Bicton Heath, Shrewsbury, Shropshire, SY3 5AY

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**Offers In The Region Of £325,000**

Viewing: strictly by appointment through the agent



Occupying a pleasing cul-de-sac position, this is an extended, spacious and particular well proportioned four bedroom detached house As is being offered For Sale with NO UPWARD CHAIN . The property would benefit from some general modernisation/improvement allowing any potential purchasers to remodel the property into their own particular style. Bicton Heath is within walking distance of highly regarded schooling, excellent local amenities, the Royal Shrewsbury Hospital and is close to the local by-pass which links up to the M54 motorway network. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance vestibule, hallway, lounge, dining room, kitchen, laundry room, first floor landing, master bedroom with ensuite shower room, three further bedrooms, family bathroom, rear enclosed gardens, driveway, garage, double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

**Entrance vestibule**  
Having tiled floor.

Arch from entrance vestibule gives access to:

**Hallway**  
Having radiator.

Door from hallway gives access to:

**Lounge**  
16'8 x 12'5  
Having UPVC double glazed window to front, two radiators.

Doors from lounge gives access to:

**Dining room**  
10'11 x 10'0  
Having UPVC double glazed French doors giving access to rear gardens.

Doors from dining room and hallway give access to:

**Kitchen**  
10'11 x 8'2  
Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with 1 1/2 stainless steel sink drainer unit with mixer tap over, UPVC double glazed window to rear, tiled splash surrounds, radiator.

Doorway from kitchen gives access to:

**Laundry room**  
9'0 x 8'5  
Having eye level and base units, fitted worktop with space for appliances, stable style UPVC double glazed door to rear with UPVC double glazed window to side, service door to garage.

From hallway stairs rise to:

**First floor landing**  
Having loft access, store cupboard with Baxi gas fired central heating boiler.

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

**Bedroom one**  
22'5 x 8'3  
Having bedroom furniture including wardrobes and storage cupboards, UPVC double glazed window to front.

Door from bedroom one gives access to:

**Ensuite shower cubicle**  
Having tiled shower cubicle, wash hand basin set to vanity unit, WC with hidden cistern, UPVC double glazed window to rear, tiled to walls, wall mounted pull cord electric heater, radiator.

**Bedroom two**  
11'10 x 9'9  
Having UPVC double glazed window to rear, radiator, built-in wardrobe.

**Bedroom three**  
11'1 x 10'6  
Having UPVC double glazed window to front, radiator, built-in wardrobe.

**Bedroom four**  
7'4 x 6'1  
Having UPVC double glazed window to front, radiator.

**Family bathroom**  
Having a three piece coloured suite which comprises: Bath, pedestal wash hand basin, low flush WC, part tiled to walls, UPVC double glazed window to rear, radiator.

**Outside**  
The property occupies a pleasing cul-de-sac position. To the front there is a double width brick edge tarmac driveway with lawn garden to side. From the driveway access is then given to:

**Garage**  
18'6 x 8'5  
Having up and over door, fitted wash hand basin, power and light.

Side access then leads to the property's well established:

**Rear gardens**  
Having paved patio, lawn garden, mature shrubs and bushes along with a timber garden shed. 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 D**

**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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**FLOORPLANS**

