



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

www.hbshrop.co.uk



Offers In The Region Of £315,000

Viewing: strictly by appointment through the agent



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

FLOORPLANS

