



36 West Edge, Bicton Heath, Shrewsbury, Shropshire, SY3 5EZ

www.hbshrop.co.uk



Offers In The Region Of £230,000

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 lovely cul-de-sac position, this is well presented much improved and deceptively spacious two double bedroom semi detached house. The property is situated within this favoured residential location and is well placed for easy reach of excellent local amenities, the Royal Shrewsbury Hospital, popular schooling and benefits from a frequent bus service into the historic town centre of Shrewsbury and the local by pass linking up to the M54 motorway network. This appealing property will be of interest to a number of buyers and early viewing is recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, attractive refitted kitchen/diner, UPVC double glazed conservatory, first floor Inading, two double bedrooms, refitted shower room, generous size driveway with a low maintenance front garden/further parking area, landscaped rear enclosed gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over, PVC entrance door gives access to:

Entrance hallway

Having engineered wooden flooring, UPVC double glazed window to side.

Door from entrance hallway gives access to:

Lounge

13'10" x 13'1" max measurements

Having UPVC double glazed window to front, radiator, engineered wooden flooring, useful understairs recess.

Wooden framed glazed sliding door from lounge gives access to:

Refitted kitchen/diner

13'1 x 8'11

Comprising: Modern eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset stainless steel sink drainer unit with mixer tap over, four ring stainless steel finish gas hob with cooker canopy over, integrated stainless steel finished oven, space for American style fridge freezer, space for washing machine and tumble dryer, UPVC double glazed window, UPVC double glazed door giving access to side of property, tiled floor, radiator.

UPVC double glazed door from refitted kitchen/diner gives access to:

UPVC double glazed conservatory

9'10 x 7'7 max

Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, UPVC double glazed French doors giving access to rear gardens, polycarbonated roof.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access.

Doors from first floor landing give access to: Two double bedrooms and refitted shower room.

Bedroom one

12'1 x 10'1

Having UPVC double glazed window to front, radiator, built-in wardrobe and over stairs storage cupboard housing gas fired central heating boiler.

Bedroom two

10'10 x 7'11

Having UPVC double glazed window to rear, radiator.

Refitted shower room

Having a large shower cubicle with wall mounted mixer shower over, low flush WC, ash hand basin with mixer tap over and storage drawers below, mirror fronted bathroom cabinet, tiled tiled floor, UPVC double glazed window to rear, heated chrome style towel rail.

Outside

The property occupies a pleasing cul-de-sac position. To the front there is a generous tarmacadam driveway with low maintenance stone sections / further parking area to side. Gated pedestrian side access then leads to the property's:

Attractive rear gardens

Having brick paved patio area, lawn gardens, well stocked borders containing a variety of specimen shrubs, plants and bushes, timber garden shed, raised decked area. The rear gardens are enclosed by fencing.

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		88
(81-91) B		
(69-80) C	72	
(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

