

Blaenwern, 4 Lewis Way, Bicton, Shrewsbury, Shropshire,
SY3 8DW

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 £685,000

Viewing: strictly by appointment
through the agent

Occupying a lovely position on this exclusive small modern development, this is a beautifully appointed, spacious and modern five bedroom detached house with light filled, bright and airy rooms along with high end fittings throughout. Bicton is a sought after village located approximately 4 miles West of the Shrewsbury town centre. The village is serviced by good amenities some of which include: Petrol station with adjoining convenience store, primary school, church and active community hall. Commuters will be pleased to know that access to the local bypass is readily accessible which links up to the M54 motorway network., Early viewing comes highly recommended by the agent so that this perfectly proportioned property can be fully appreciated.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, snug/sitting room, bay fronted lounge, open plan kitchen/diner/family room, breakfast room, utility room, master bedroom with ensuite shower room and dressing room, guest bedroom with ensuite shower room, three further bedrooms, attractive family bathroom, front, side and rear enclosed gardens, generous size brick paved driveway ,electric car charger point (7kw), double garage with electrically operated door, UPVC double glazing, LPG gas fired central heating. Viewing is essential.

The accommodation in greater detail comprises:

Timber framed storm porch with pitched tiled roof and wood effect UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

Reception hallway

Having wood effect flooring, wall mounted thermostat control unit, radiator, useful understairs recess, large walk-in cloaks cupboard.

Door from reception hallway gives access to:

Cloakroom

Having low flush, wall mounted wash hand basin with mixer tap over, radiator, tiled floor, extractor fan to ceiling.

Door from reception hallway gives access to:

Sitting room/snug

14'1 x 10'8

Having two UPVC double glazed windows, radiator.

Door from reception hallway gives access to:

Bay fronted lounge

18'7 max into bay x 12'6

Having coal effect LPG stove with timber mantle above, walk-in bay with UPVC double glazed windows to front, UPVC double glazed window to rear, radiator.

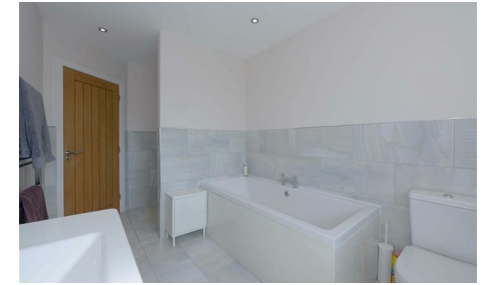
Door from reception hallway gives access to:

Kitchen/diner/family room

20'9 x 17'1

And comprises: A range of attractive eye level and base units with built-in cupboards and drawers, fitted granite worktops with inset stainless steel 1 1/2 sink drainer unit and mixer tap over, kitchen island with fitted granite worktop/breakfast bar, integrated dishwasher, microwave, fridge freezer, free standing Range Master cooker and Range Master stainless steel cooker canopy over, recessed spotlights to ceiling, tiled floor, two radiators, UPVC double glazed window to side, UPVC double glazed French doors giving access to rear gardens, UPVC double glazed windows to side, large walk-in pantry/store.

Square arch from kitchen/diner/family room gives access to:





Breakfast room

10'5 x 9'6

Having UPVC double glazed window to rear, radiator, tiled floor, UPVC double glazed French doors giving access to rear gardens.

Door from kitchen/diner/family room gives access to:

Utility room

8'4 x 8'0

Having eye level and base units, fitted granite worktop with inset stainless steel sink drainer unit with mixer tap over, space for appliances, tiled floor, radiator, UPVC double glazed window to side with UPVC double glazed door giving access to side of property.

From reception hallway stairs rise to:

First floor landing

Having loft access with pull down ladder, UPVC double glazed window to rear, large linen store cupboard housing pressurised water system.

From first floor landing doors give access to: Five bedrooms and family bathroom.

Bedroom one

14'1 x 11'0

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

From the master bedroom door gives access to walk-in wardrobe and ensuite shower room

Walk-in wardrobe

7'11 x 5'9

Having fitted hanging rails, storage drawers, radiator.

Ensuite shower room

Which comprises :Tiled corner shower cubicle, low flush WC, wall mounted wash hand basin with mixer tap over, tiled floor, part tiled to walls , extractor fan and spotlights to ceiling, UPVC double glazed, heated chrome style towel rail.

Bedroom two

14'2" x 11'7"

Having UPVC double glazed window to front, radiator.

Door from bedroom two gives access to:

Ensuite shower room

Having corner tiled shower cubicle, low flush WC, wall mounted wash hand basin with mixer tap over, mirror fronted bathroom cabinet, shaver point, recessed spotlights and extractor fan to ceiling, tiled floor, UPVC double glazed window to side, heated chrome style towel rail.

Bedroom three

12'4 x 10'0 max into bay

Having bay with UPVC double glazed window to front, radiator.

Bedroom four

10'0 x 10'4 reducing down to 6.9 min

Having UPVC double glazed window to front, radiator.

Bedroom five

8'7 x 8'4

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

Family bathroom

Having a modern four piece suite which comprises: Large panel bath, separate tiled shower cubicle, low flush WC, wall hung wash hand basin with storage cupboard below and mixer tap over, part tiled to walls, tiled floor, UPVC double glazed window to side, recessed spotlights and extractor fan to ceiling, heated chrome style towel rail.

Outside

To the front of the property there is a generous size brick paved driveway ,electric car charger point with lawn and stone garden sections to either side. From the driveway access is given to:

Detached double garage

17'8 x 17'5

Having electrically operated up and over door, UPVC double glazed window to side, fitted power and light and pedestrian service door to side, wall mounted LPG gas fired central heating boiler.

Gated side access then leads to the property's: Side and rear gardens

Side garden

The side gardens comprise: Raised vegetable plots, timber garden shed, paved patio area with outside cold tap, inset shrubs.

Paved pathway leads to the property's:

Rear gardens

Having paved patio and sun terrace, lawn gardens, bark borders containing a variety of shrubs, plants and bushes, outside lighting points, timber summerhouse. The rear gardens are enclosed by fencing.

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.

COUNCL TAX BAND G

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.

