

The Buses, Racecourse Lane, Bicton Heath, Shrewsbury,  
Shropshire. SY3 5BJ

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £350,000**

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.  
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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Occupying a generous size plot, this is an attractive double fronted period two double bedroom detached cottage. The property is situated within this sought after residential location, close to the Royal Shrewsbury hospital, Oxon C of E infant and junior school along with excellent local amenities and the local bypass linking up to the M54 motorway network. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, dining room, modern kitchen, first floor landing, two double bedrooms, refitted bathroom, generous driveway, large rear enclosed gardens, UPVC double glazing, gas fired central heating, sought after residential location.

The accommodation in greater detail comprises:

Entrance door gives access to:

**Entrance hallway**

Having flagged stoned paved floor, two glazed windows, radiator.

Door from entrance hallway gives access to:

**Lounge**

14'0 x 9'4  
Having exposed beams to ceiling, UPVC double glazed windows to front and rear of property, UPVC double glazed French doors giving access to rear garden, fireplace with timber mantle, radiator.

Doorway from entrance hallway gives access to:

**Dining room**

13'10 x 9'6  
Having UPVC double glazed window to front and side of property, flagged paved stoned flooring, radiator, understairs cupboard, coving to ceiling.

Door from dining room gives access to:

**Kitchen**

8'8 x 7'10  
Having eye level and base units with built-in cupboards and drawers, space for appliances, fitted worktops with inset Belfast style sink with mixer tap over, two UPVC double glazed windows, flagged paved stoned flooring, sealed unit double glaze door giving access to rear gardens, recessed spotlights and exposed beams to ceiling, wall mounted heated towel rail, feature exposed brick walls.

From entrance hallway stairs rise to:

**First floor landing**

Having loft access with ladder, UPVC double glazed window to rear, exposed timbers to ceiling.

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

**Bedroom one**

14'0 x 9'5  
Having UPVC double glazed window to front, built-in wardrobe, radiator.

**Bedroom two**

14'0 max into recess reducing down to 10'7 min x 9  
Having built-in over stairs wardrobe/storage cupboard, UPVC double glazed window to front, radiator, painted exposed wooden flooring,.

**Bathroom**

Having a three piece suite comprising: P shaped panel bath with mixer shower over, wall hung wash hand basin, WC with hidden cistern, cupboard housing gas fired central heating boiler, UPVC double glazed window to rear, tiled floor with underfloor heating, part tiled to walls, recessed spotlights and extractor fan to ceiling.

**Outside**

To the front of the property there is a generous driveway proving ample off street parking for a number of vehicles, mature hedging, bushes and tree. To the rear of the property there is a generous size westerly facing garden having beautifully brick outhouse for space for washing machine and tumble dryer above, timber garden shed having electrics and lighting, lawn gardens, mature shrubs, plants, bushes and trees, outside security light, cold water tap, paved patio. 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 C**

**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**

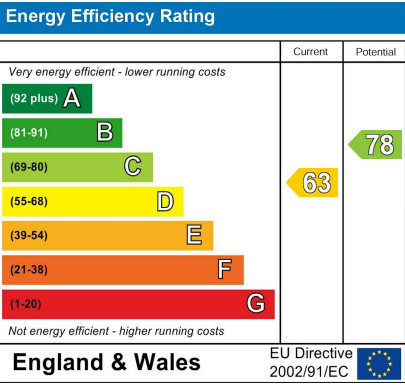
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**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.



FLOORPLANS

