

17 The Oval, Bicton, Shrewsbury, Shropshire, SY3 8ES

www.hbshrop.co.uk



Offers In The Region Of £395,000

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

A spacious, extended and improved three/four bedroom detached dormer bungalow, set within the highly sought after village of Bickton which lies west of Shrewsbury. 17 The Oval has been exceptionally well maintained and offers versatile accommodation ideal for families, downsizers or those seeking flexible living space. The village of Bickton benefits from a strong community feel, an active village hall, infants and junior school and petrol station with convenience store. Access to the medieval town centre of Shrewsbury is readily accessible, as is the local bypass linking up to the major motorway networks. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, refitted shower room with WC, through lounge, UPVC double glazed garden room, extended refitted kitchen/diner, ground floor bedroom- currently a well-fitted office, dining room/bedroom, first floor landing, two further double bedrooms, refitted shower room, neatly kept landscaped front, side and rear enclosed gardens, brick paved driveway, garage with adjoining garden store, timber garden shed, timber workshop, UPVC double glazing, oil fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Reception hallway

Having UPVC double glazed window to front, two radiators, understairs storage cupboard, tiled floor, wall mounted heating control panel with thermostat control unit to side.

Door from reception hallway gives access to:

Refitted shower room with WC

This modern suite was refitted in 2024 by Monkmoor Bathrooms and comprises: a large corner shower cubicle with wall mounted mixer shower, comfort level WC with hidden cistern, wash hand basin set to vanity unit with storage cupboards below, UPVC double glazed window to front, heated chrome style towel rail, shaver point.

Part glazed door from reception hallway gives access to:

Lounge

22'1 x 12'7 max reducing down to 9'10 min

Having UPVC double glazed window to front with fitted day and night Hillarys blinds (one of which is electrically operated), two radiators, coving to ceiling, feature wood burning stove set to a stone style hearth with matching fire surround, double glazed sliding door with electrically operated Hillarys blind gives access to:

Garden room

10'6 x 7'10

Having brick base, range of UPVC double glazed windows with fitted Hillarys blinds, tiled floor, recessed spotlights to ceiling and double glazed roof window, UPVC double glazed French doors giving access to outside. A new Guardian roof was fitted in May 2017

From Reception hallway doors then give access to: Extended kitchen/diner, bedroom (currently an office) and dining room/bedroom

Dining room/bedroom

12'10 11'6 max into recess

Having UPVC double glazed window to rear, radiator, two fitted store cupboards, coving to ceiling.

Extended refitted kitchen/diner

15'2 excluding recess x 13'11 max reducing down to

Comprising: A range of attractive Moben eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, glass display cabinets, four ring electric hob with stainless steel cooker canopy over, integrated double oven, space for further appliances, two UPVC double glazed window to rear, UPVC double glazed door giving access to rear, tiled floor, cupboard housing oil fired central heating boiler, cupboard housing unvented indirect cylinder unit, radiator.





Bedroom

11'7 x 9'6

Having radiator, UPVC double glazed window to front with fitted day and night blind, built-in wardrobe with storage cupboard above, radiator, coving to ceiling. Currently used as an office and was fitted out by Hammonds.

From reception hallway stairs rise to:

First floor landing

Having eaves storage space, recessed spotlights to ceiling, loft access.

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

Bedroom

13'0 max reducing down 9'10 min 13'0 max

Having a bespoke range of fitted wardrobes with matching bedside cabinets, chest of drawers, dressing table, UPVC double glazed window to front, radiator. Fitted bedroom furniture by Hammonds

Bedroom

12'10 x 9'2 excluding recess

Having UPVC double glazed window to side, radiator, fitted wardrobes and shelved storage cupboard. Access to a floored eaves area

Refitted shower room

Having a large tiled shower cubicle with wall mounted mixer shower plus drench shower over, wash hand basin with mixer tap over and storage drawers/cupboards below, comfortable level WC with hidden cistern, fully tiled to walls, wood effect flooring, heated chrome style towel rail, UPVC double glazed window to front.

Outside

To the front of the property there is a neatly kept lawn garden with a low maintenance stone section, a brick paved pathway then gives access to front door with outside lighting point. To the side of this there is a brick paved driveway for 2 cars which gives access to:

Garage

17'0 x 8'6

Having up and over door. Adjoining the garage is a: Externally, there is a 7kW solo Pod Point charging unit

Useful garden store

8'6 x 5'7

With lighting and power.

Secure side access then leads to the side of the property where there is a timber garden shed and timber workshop. Access is then given to the rear where there is a low maintenance brick paved terrace, oil tank, the brick paved terrace then leads to a private side garden which comprises: former vegetable raised beds, low maintenance stone sections, lawn garden, brick paved patio area, well stocked borders. The side garden is enclosed by neatly kept mature conifers.

Services

Mains water, electricity and 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.

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.

