



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Croft Cottage, 5 Calcott Lane, Bicton, Shrewsbury,
SY3 8EZ**

£350,000 Region

To view this property please call us on **01743 236 800** Ref: C7412/GM/KQ

An attractive and well presented, four bedroom semi-detached property.

This attractive and well presented, four bedroom semi-detached property provides well planned and well proportioned accommodation throughout and boasts a wealth of original period features. In brief, the accommodation includes; conservatory, dining hall, spacious lounge, kitchen with utility room and walk in pantry, ground floor shower room. Master bedroom with dressing room and en-suite bathroom and three further bedrooms to the first floor. Outside is a particular good sized rear garden with a purpose built home office/games room. The property benefits from PVCu double glazing and Oil fired central heating. Internal inspection highly recommended.

This property is pleasantly situated in the popular and sought after village of Bicton, where there is a good range of local amenities including a primary school, village Church, village shop/garage and a frequent bus service. The Royal Shrewsbury Hospital is also within easy reach and access to the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

CONSERVATORY

12'9" x 11'9" (3.9m x 3.6m)
Wood effect flooring
Windows overlooking the garden
Solid roof with ceiling spotlights
Door to:

DINING HALL

12'5" x 11'5" (3.8m x 3.5m)
Tiled floor
Understairs storage

LOUNGE

22'3" x 12'5" (6.8m x 3.8m)
Exposed ceiling beams
Wood effect flooring
Door to rear garden
Feature exposed brickwork
Attractive fireplace

KITCHEN

19'0" x 6'6" (5.8m x 2m)
Fitted with a range of matching units with worktops over and tiled splash
Tiled floor
Exposed ceiling beam and feature brickwork
Ceiling spotlights

UTILITY ROOM

Space and plumbing for white goods
Door to garden
Opening to:

WALK IN PANTRY

GROUND FLOOR SHOWER ROOM

Modern white suite comprising;
Double width walk in shower cubicle
Wash hand basin, wc set to vanity unit with store cupboards
Exposed ceiling beam
Wall mounted heated towel rail

STAIRCASE rises from the dining hall to FIRST FLOOR LANDING

BEDROOM 1

20'4" (into dressing room) x 12'1" (6.2m (into dressing room) x 3.7m)
Window overlooking the rear garden
Large walk in cupboard currently used as a small study area.
Window overlooking the rear garden
Opening to DRESSING ROOM fitted with a range of hanging rails

EN SUITE BATHROOM

Panelled bath with shower screen and shower unit over
Pedestal wash hand basin, wc
Tiled floor
Part tiled walls

BEDROOM 2

11'9" x 6'10" (3.6m x 2.1m)

BEDROOM 3

11'1" x 9'6" (3.4m x 2.9m)

BEDROOM 4

8'6" x 6'10" (2.6m x 2.1m)

OUTSIDE THE PROPERTY

The property is approached over a paved pathway which leads through a brick arch gateway and over a further patio area, providing access to the Conservatory.

Good sized garden which is mainly laid to lawn with well stocked shrub borders. Inset mature trees, paved patio, spacious decked terraced area, gravelled pathways, vegetable plot. Summerhouse and purpose built games room/home office with its own Wi-Fi, electricity and lighting.

To the far side of the property is a paved courtyard with a garden shed.





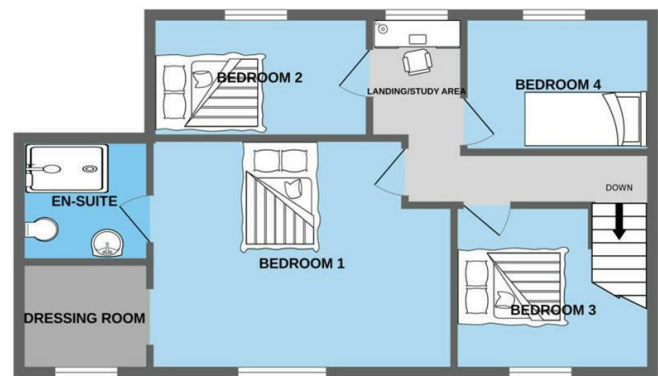


FLOOR PLANS ...

GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.

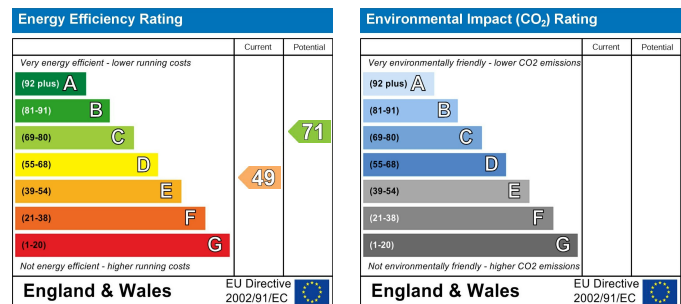


TOTAL FLOOR AREA : 1428 sq.ft. (132.7 sq.m.) approx.
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HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A458 (Welshpool Road), passing Gains Avenue and just before the roundabout with the A5, turn right onto Calcott Lane. Proceed down the lane and continue past the left turning and the property will be found on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity and drainage are connected. Oil fired central heating.

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: D

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

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Church Stretton SY6 6DA
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