



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Rose Cottage, Chapel Lane, Bicton Heath, Shrewsbury SY3  
5BX**

**£315,000 Region**

To view this property please call us on **01743 236 800** Ref: T6770/SL/MU



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# A charming, well appointed and much improved, detached 2 bedroomed cottage with a professionally landscaped south facing garden.

The cottage provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and is presented by the current owners to an exacting standard throughout and benefits from gas-fired central heating and double glazing.

Situated in a secluded, yet particularly convenient location on the western fringe of Shrewsbury, well placed within reach of excellent amenities including popular schools, local shops, near a frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



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## INSIDE THE PROPERTY

### ENTRANCE PORCH

### SITTING ROOM

13'3" x 14'2" (4.03m x 4.32m)

A pleasant room with natural brick fireplace and gas fired stove.

### DINING ROOM

12'10" x 12'7" (3.91m x 3.83m)

Open fire with wooden surround.

### KITCHEN

12'10" x 8'5" (3.91m x 2.56m)

Fitted with a range of matching wall and base units.

### GROUND FLOOR BATHROOM

Fitted with a panelled bath with shower

Pedestal wash hand basin

Low flush wc.

From the dining room a STAIRCASE rises to the FIRST FLOOR LANDING

### BEDROOM 1

10'2" x 12'6" (3.10m x 3.81m)

### BEDROOM 2

12'10" x 8'6" (3.91m x 2.59m)

## SELF CONTAINED ADJOINING OFFICE

8'6" x 14'9" (2.59m x 4.50m)

## OUTSIDE THE PROPERTY

TO THE FRONT the property is approached from the Welshpool A458 road via a private driveway to a generous gravelled forecourt with parking and turning space.

The GARDENS which are south facing have been professionally designed and landscaped with an extensive paved patio area. A gravelled drive provides ample parking and turning space for guests' cars with neatly kept lawns with a variety of shrubs and mature trees. The whole being neatly kept, well stocked and enclosed on all sides.















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FLOOR PLANS ...

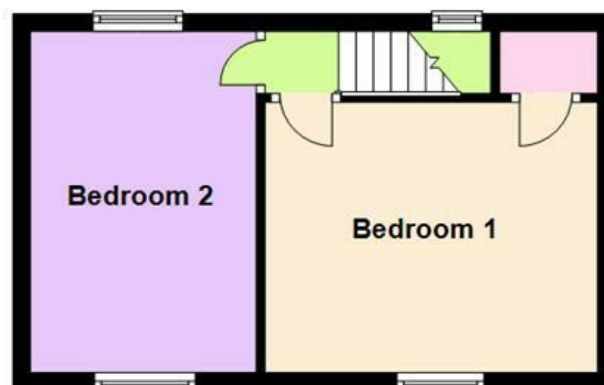
**Ground Floor**

Approx. 731.3 sq. feet



**First Floor**

Approx. 273.6 sq. feet



Total area: approx. 1005.0 sq. feet

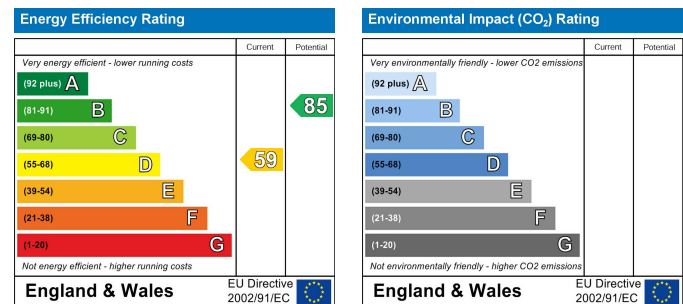
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell island and take the second exit onto The Mount. Continue the full length of The Mount and proceed through the traffic lights onto the A458 Welshpool Road. Continue for some distance, passing the Co-op supermarket and shops at Bicton Heath Shopping Centre on the right hand side. After approximately 100m, just before the junction with Shepherd's Lane, there is a lamppost on the right hand side; directly opposite, on the left hand side, is the private drive leading down to Rose cottage.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### 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:

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?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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