



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

63 The Oval, Bicton, Shrewsbury, SY3 8ES

**£250,000 Asking
Price**

To view this property please call us on **01743 236 800** Ref: C7508/SL/lrd

A neatly kept, well maintained and much loved 3 bedroom, semi detached family house with views to the rear.

Situated on a small established residential development in the popular village of Bicton, the property provides well planned and well proportioned accommodation throughout which requires modernisation and improvement. With the benefit of oiled fired central heating and double glazing, the accommodation briefly comprises: entrance porch, cloakroom, dining room, lounge and garden room on the ground floor; three bedrooms and family bathroom to the first floor. Garage and attractive rear garden.

The property occupies an enviable position with open views to the rear on this popular small and established residential development in the village of Bicton with excellent amenities including church, village school, social club, bowling club, and filling station with general store. The property is situated some 3 miles north west from the county town of Shrewsbury where there are a variety of boutique style shops, fashionable bars and restaurants, Theatre Severn, Quarry Park and Dingle gardens and Shrewsbury railway station.



FLOOR PLANS



Total area: approx. 1231.3 sq. feet

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

INSIDE THE PROPERTY

ENTRANCE PORCH

DINING ROOM

11'9" x 10'4" (3.58m x 3.14m)

Window to front

LOUNGE

10'10" x 21'0" (3.30m x 6.40m)

Opening through to an attractive garden room

CLOAKROOM

WC

Wash hand basin

KITCHEN

8'8" x 10'3" (2.64m x 3.12m)

Neatly appointed and fitted with a range of matching units

From the dining room, STAIRCASE with handrail and balustrade rises to FIRST FLOOR LANDING

Two built in linen cupboards

BEDROOM 1

11'0" x 12'6" (3.35m x 3.81m)

Window to rear

Built in wardrobe

BEDROOM 2

8'7" x 12'10" (2.61m x 3.92m)

Window to front

Built in wardrobe



BEDROOM 3

6'11" x 10'5" (2.11m x 3.17m)

Window to rear

Built in wardrobe

FAMILY BATHROOM

Panelled bath

Wash hand basin

WC

OUTSIDE THE PROPERTY

GARAGE

Up and over door

To the front, the property is set back from the road by an open plan gravelled forecourt with floral displays and approached over a drive which provides parking and serves the formal reception area and the GARAGE to the side.

To the rear, there is an attractive garden with a paved patio enclosed by Californian-style walling, attractive lawns with floral and shrubbery borders and displays, the whole enclosed on all sides, enjoying open views to the rear over the neighbouring fields and countryside.

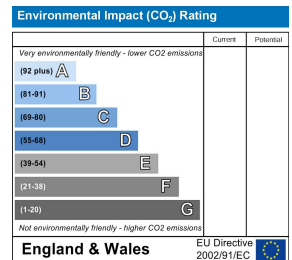
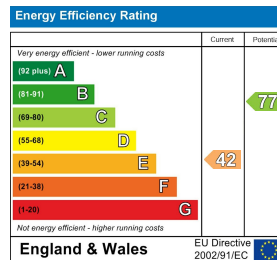


HOW TO FIND THIS PROPERTY

Best approached out of Shrewsbury on the B4380 Holyhead Road. Continue for some distance and proceed through the village of Bicton, eventually turning right into Bicton Lane. Continue for a further distance, turning right into The Oval.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, and drainage 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: C

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.

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The UK's number one property website

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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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