

**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

59 The Oval, Bicton, Shrewsbury, SY3 8ES

£325,000

To view this property please call us on **01743 236 800** Ref: C7571/WM/lrd

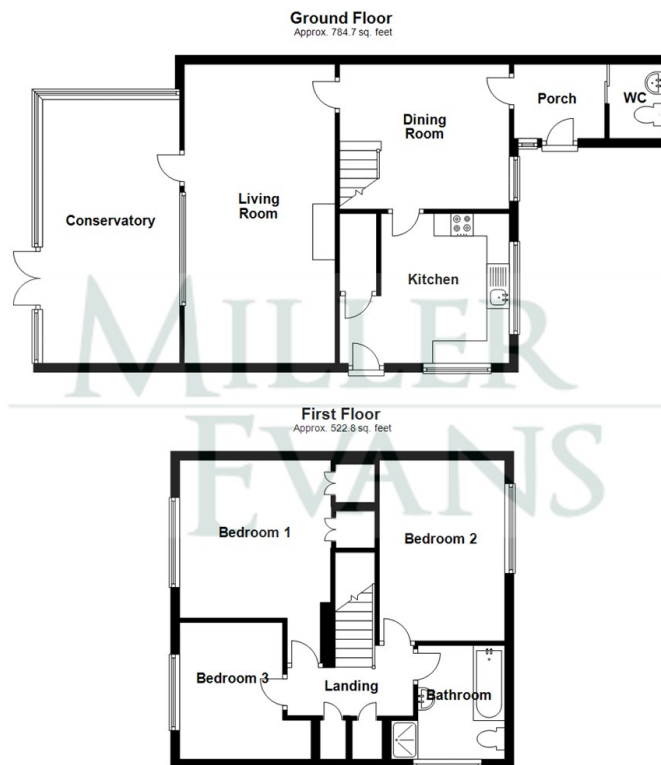
A spacious and well proportioned three bedroom detached family home.

This spacious, detached three bedroom family house provides well proportioned accommodation throughout and briefly comprises: entrance porch, cloakroom/wc, kitchen, dining room, living room and conservatory; three bedrooms and family bathroom. Spacious driveway, single garage and neatly kept front and rear gardens. The property also benefits from oil fired central heating.

The property occupies an enviable position with open views to the rear on this popular 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, Dingle Gardens and Shrewsbury railway and bus stations.



FLOOR PLANS



Total area: approx. 1307.5 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE PORCH

CLOAKROOM/WC

Window to the front
Low flush wc
Wash hand basin

KITCHEN

11'0" x 12'5" (3.35m x 3.79m)
Windows to the front and side
Range of matching wall and base units
Under-stairs pantry

DINING ROOM

10'8" x 12'5" (3.24m x 3.79m)
Window to the front

LIVING ROOM

21'11" x 11'1" (6.69m x 3.37m)
Feature fireplace
Access to:

CONSERVATORY

French doors opening out and leading onto the patio area
Beautiful open views

From the dining room, STAIRCASE rises to FIRST FLOOR LANDING with two storage cupboards

BEDROOM 1

14'11" x 7'10" (4.54m x 2.40m)
Window to rear
Two fitted storage cupboards

BEDROOM 2

13'3" x 9'2" (4.04m x 2.80m)
Window to the front

BEDROOM 3

10'0" x 9'8" (3.06m x 2.94m)
Window to the rear

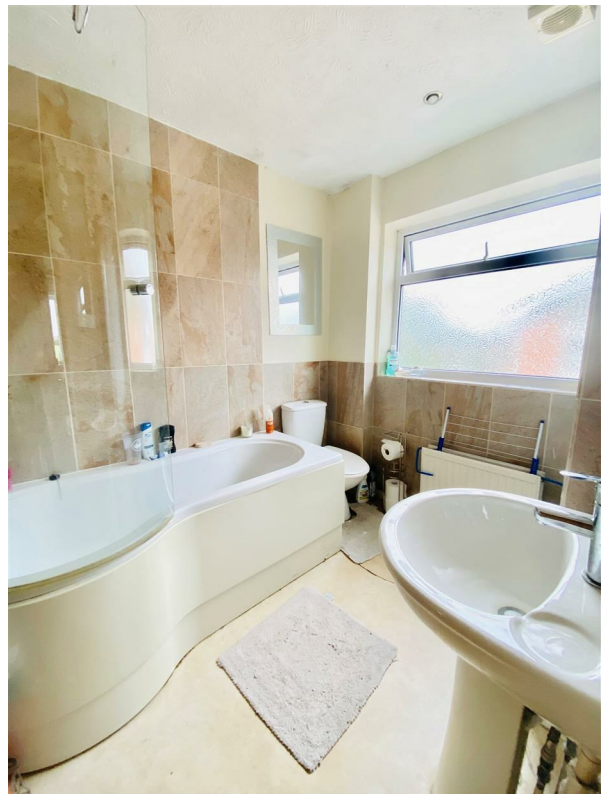
BATHROOM

White panelled bath with shower cubicle
Low flush wc
Wash hand basin

OUTSIDE THE PROPERTY

The property is approached over a spacious driveway, with an area laid predominantly to lawn and mature hedging, providing access to the single GARAGE.

To the rear of the property, there is a large area predominantly laid to lawn, enclosed on all sides by fencing and mature hedging, with shrubbery and floral borders. There is also a garden shed perfect for storage.



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 where the property will be found on the right hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

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



www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones