



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

11 Woodcrest, Bicton Heath, Shrewsbury, SY3 5EU

£325,000 Region

To view this property please call us on **01743 236 800** Ref: T7903/SL/lrd

A neatly kept and well appointed detached family house situated in a pleasant cul-de-sac position on the fringe of this established residential development on the ever popular western side of Shrewsbury

The property provides well planned and well proportioned flexible accommodation throughout with rooms of pleasing dimensions. The accommodation briefly comprises: to the ground floor, entrance hall, attractive lounge, spacious kitchen/dining room, and a ground floor bedroom with en-suite wet room. To the first floor, there are two further bedrooms and a well appointed shower room. Garage with utility area and enclosed rear garden and hot tub. The property benefits from gas fired central heating and double glazing.

The property is well placed in a convenient and quiet cul-de-sac position on the fringe of this popular and established development on the western side of Shrewsbury. Close to excellent amenities including popular schools, frequent bus service to the town centre with its many fashionable bars and restaurants, Theatre Severn, railway station, Quarry Park and Dingle Gardens. The property is also close to the Shrewsbury bypass which allows ease of access onto the M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

Glazed double doors to:

LOUNGE

13'1" x 10'6" (3.99m x 3.19m)

KITCHEN / DINING ROOM

10'1" x 24'1" (3.08m x 7.34m)

Window to the rear

Neatly appointed and fitted with a range of matching units with integrated appliances

GROUND FLOOR BEDROOM 3

11'2" x 13'11" (3.40m x 4.24m)

Two windows to the front

EN-SUITE WET ROOM

Staircase rises to FIRST FLOOR LANDING

BEDROOM 1

13'0" x 10'0" (3.97m x 3.04m)

Windows to the front and side with pleasant outlooks

Range of built in wardrobes

BEDROOM 2

7'4" x 10'6" (2.24m x 3.19m)

Window overlooking the rear garden

SHOWER ROOM

Window to the front

Large walk in shower

Wash hand basin

Low flush wc

OUTSIDE THE PROPERTY

GARAGE

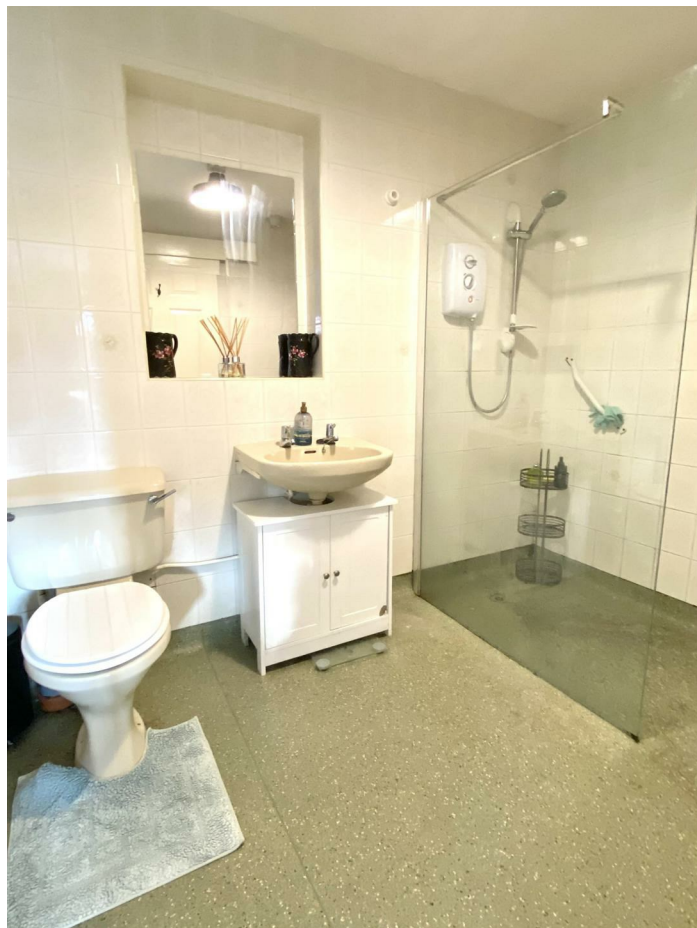
Up and over door

Utility area

To the front, the property is set back from the road by a generous forecourt which is laid to lawn with shrubs and approached over a Tarmacadam drive with a pathway extending to the formal reception area.

To the rear there is a good sized, private garden with a paved patio area, providing an ideal entertaining space and suitable for al fresco dining, neatly kept lawn, shrubs and trees, the whole enclosed on all sides by established conifers. The garden also benefits from a fully maintained hot tub included in the sale.



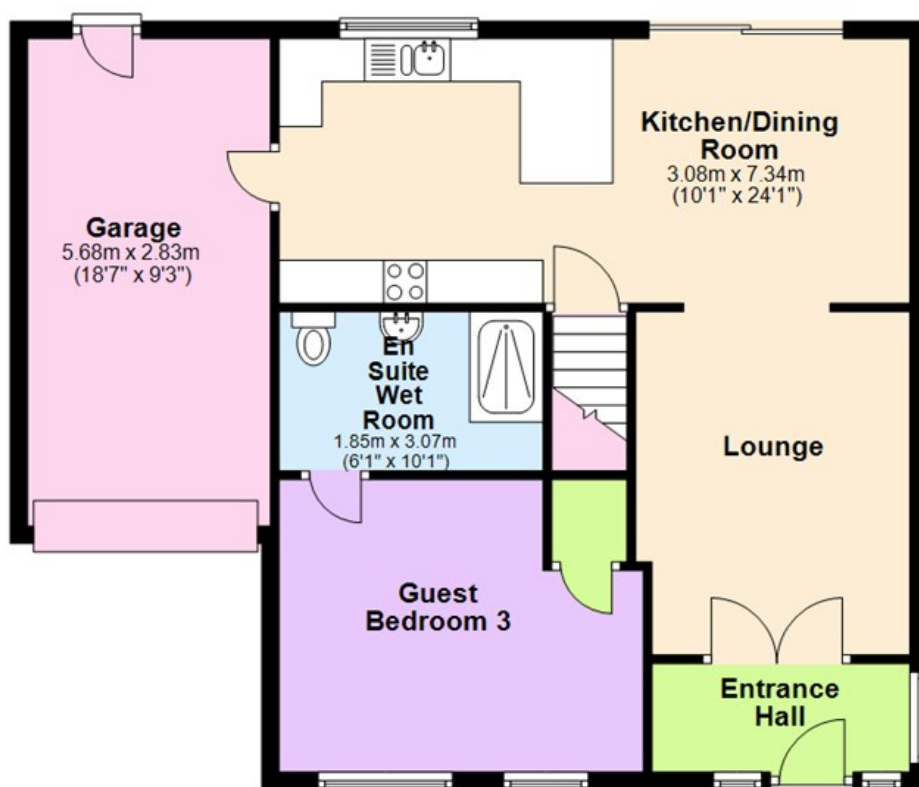






FLOOR PLANS ...

Ground Floor



First Floor

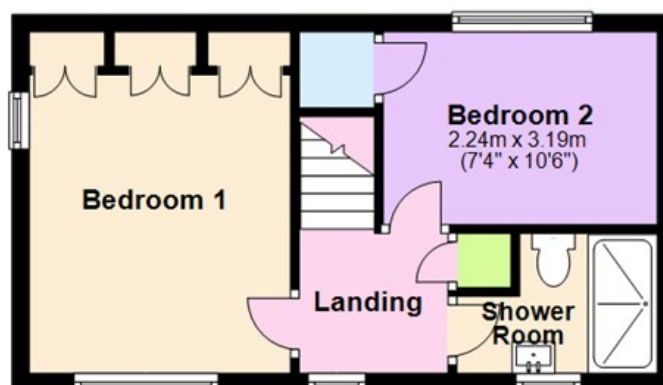
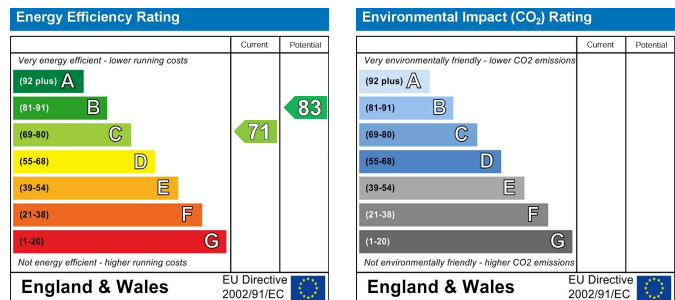


Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the A458 Welshpool Road. After some distance, turn left into Gains Park Way. Continue for a further distance turning right into Woodcrest where the property will be found on the left hand side.

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: 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.

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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