ZJ&B
Zaza Johnson & Bath
Estate Agents

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26 Woodcrest, Bicton Heath, Shrewsbury, Shropshire, SY3 5EX

£410,000

Occupying a delightful position at the end of a private cul-de-sac, with views to the front overlooking local farmland. This improved and generously proportioned 4-bedroom detached home offers versatile accommodation ideal for modern family living. Close to good local amenities, excellent schools and the Royal Shrewsbury Hospital and within easy access to Shrewsbury and link roads to M54 and motorway network. Early viewing is highly recommended to fully appreciate the setting, space and accommodation on offer.





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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises
Recessed Porch, double-glazed entrance door.

Entrance Hall
Engineered wooden flooring, under-stairs recess, radiator and alarm control panel, staircase provides access to First Floor Landing.

Living Room
Radiator, double-glazed window with lovely views over farmland, wooden fireplace with tiled hearth and coal-effect gas fire inset.

Dining Room
Radiator, double-glazed sliding patio doors provide access to the rear garden.

Kitchen
Beautifully fitted with white fronted Shaker style units with solid wood worktops, inset ceramic 1 1/2 bowl sink unit, integrated double oven, fridge and 4-ring gas hob with filter hood above, extractor fan, engineered oak flooring and double glazed window overlooking the rear garden.

Utility Room
Fitted units to match the Kitchen, wood worktops with inset circular stainless steel sink unit, space and plumbing for washing machine and dishwasher, ample space for a fridge freezer, engineered wood flooring, double-glazed window and door to the rear, radiator and door to Garage.

Cloakroom/WC
Fitted with 2 piece suite including wash basin with storage beneath and WC, radiator, tiled flooring, and double-glazed window to the rear.

First Floor Landing
Access to loft space.

Bedroom 1
Double-glazed window to the front with lovely views, built-in double wardrobe with mirror-fronted doors and radiator.

En Suite Shower Room
Fitted with 3 piece white suite providing tiled corner shower cubicle, wash hand basin with storage cupboard beneath, WC, tiled walls, tiled floor, shaver socket, ceiling extractor fan, heated towel rail and double glazed window to the front.

Bedroom 2
Radiator, double-glazed window to the front with lovely aspect, built-in double wardrobe with mirror-fronted doors.

Bedroom 3
Radiator, double-glazed window to the rear.

Bedroom 4
Radiator and double glazed window to the rear.

Bathroom
Beautifully fitted with white 4-piece suite providing bath, wash basin with storage below, WC and tiled corner shower cubicle, ceiling extractor fan, tiled walls and flooring, radiator and heated towel rail, and double-glazed window to the rear.

Outside - F ront
Approached over a private driveway onto a tarmacadam driveway to the side providing parking and access to the Garage. The front garden is laid to lawn.

Rear Garden
Approached on to decking with a gravel patio to the side and paved pathway leading to the rear of the garage. There is a good-sized lawn with shrubs set around, further raised decking with a pergola and a barked play area to the side. The garden is enclosed by timber fencing and mature hedging, and gated access leads back to the front of the property.

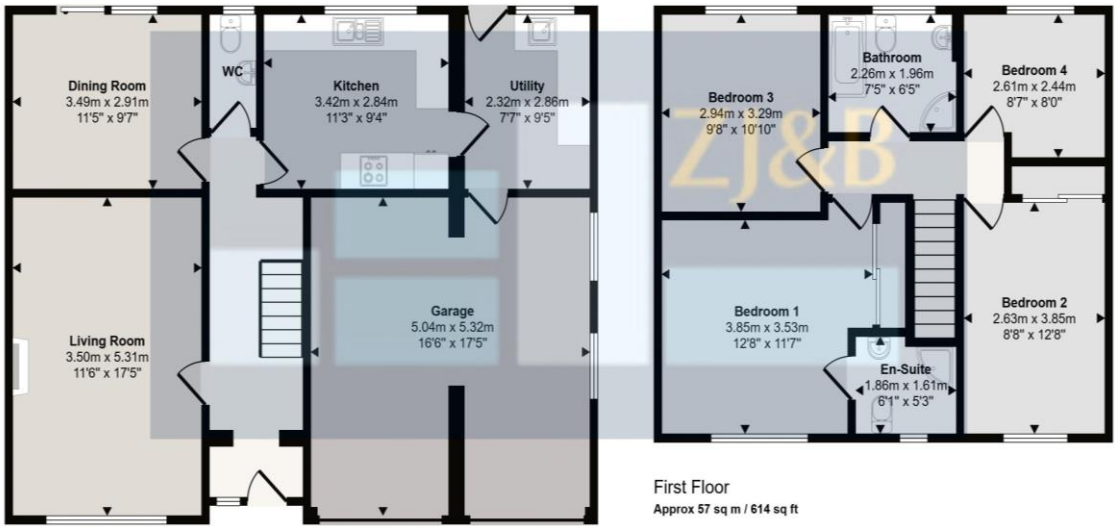
Double Garage 18' 6'' x 17' 5'' (5.63m x 5.30m)
With up and over doors, power and lighting, 2 windows to the side.

Council Tax Band D

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Approx Gross Internal Area
145 sq m / 1561 sq ft



First Floor
Approx 57 sq m / 614 sq ft

Ground Floor
Approx 88 sq m / 947 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY

HM Land Registry
Current title plan

Title number **SL166810**
Ordnance Survey map reference **SJ4512NW**
Scale **1:1250**
Administrative area **Shropshire**



This is a copy of the title plan on 20 FEB 2026 at 12:10:16. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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Energy performance certificate (EPC)

26 Woodcrest Bicton Heath SHREWSBURY SY3 5EX	Energy rating **C**	Valid until:	**14 May 2035**
		Certificate number:	**9835-6325-8500-0164-0296**

Property type	Detached house
Total floor area	116 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.













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To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage