



**11 Yewbrey Close, Bicton Heath, Shrewsbury, SY3 5FG**

4 bedroom detached house — £397,500 Freehold

# 11 Yewbrey Close, Bicton Heath, Shrewsbury, SY3 5FG

Coopergreenpooks.co.uk

£397,500 Freehold—4 bedroom detached house

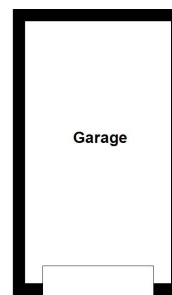
sales@cgpooks.co.uk

This beautifully presented detached family house has been significantly upgraded to provide thoughtfully designed accommodation, finished to a high standard throughout, while being situated within a popular modern development with a pleasant outlook, private garden, driveway parking and detached garage.

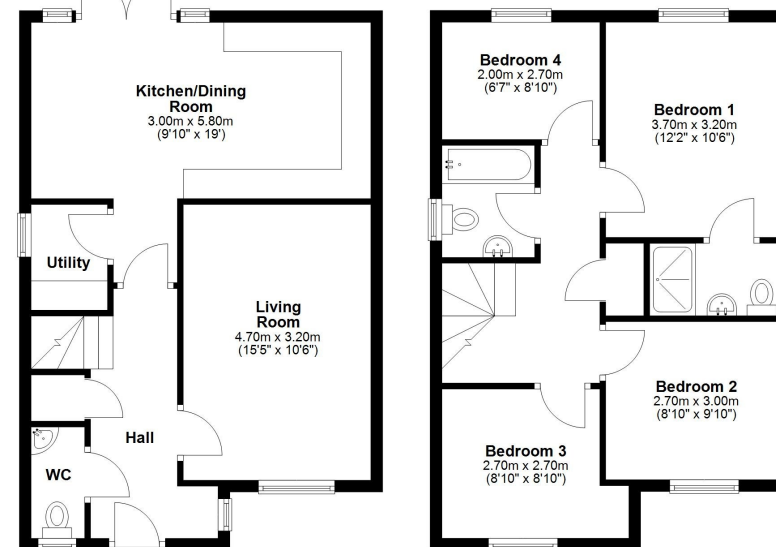
## KEY FEATURES

- Good sized entrance hall with cloakroom, useful storage, and turning staircase to landing
- Lovely living room with feature media wall including wireless LEDs controlled by wall switch and built-in cupboards
- Impressive open plan kitchen/dining room, complete with a range of fitted units, integrated appliances, and glazed doors to the rear garden
- There is also a very practical separate utility on the ground floor
- On the first floor are four bedrooms, a well-appointed family bathroom with shower, as well as an en-suite and built-in wardrobes to bedroom one
- uPVC double glazed windows and gas fired central heating
- Private landscaped rear garden, laid to lawn with a paved sun terrace and gated access to side
- Driveway plenty of parking, adjoining lawned garden, and detached single garage
- Quietly situated within a popular modern development, still covered by the new build warranty, upgraded and improved from standard
- Located a few minutes' walk from the Bicton Heath shopping complex, Oxon Primary school and a very good pub/restaurant. The bypass is just a few minutes' drive from the property, and the town centre is under 10 minutes
- Sold vacant with no upward chain

**Ground Floor**  
Approx. 59.6 sq. metres (641.2 sq. feet)



**First Floor**  
Approx. 48.4 sq. metres (520.7 sq. feet)



Total area: approx. 107.9 sq. metres (1161.9 sq. feet)











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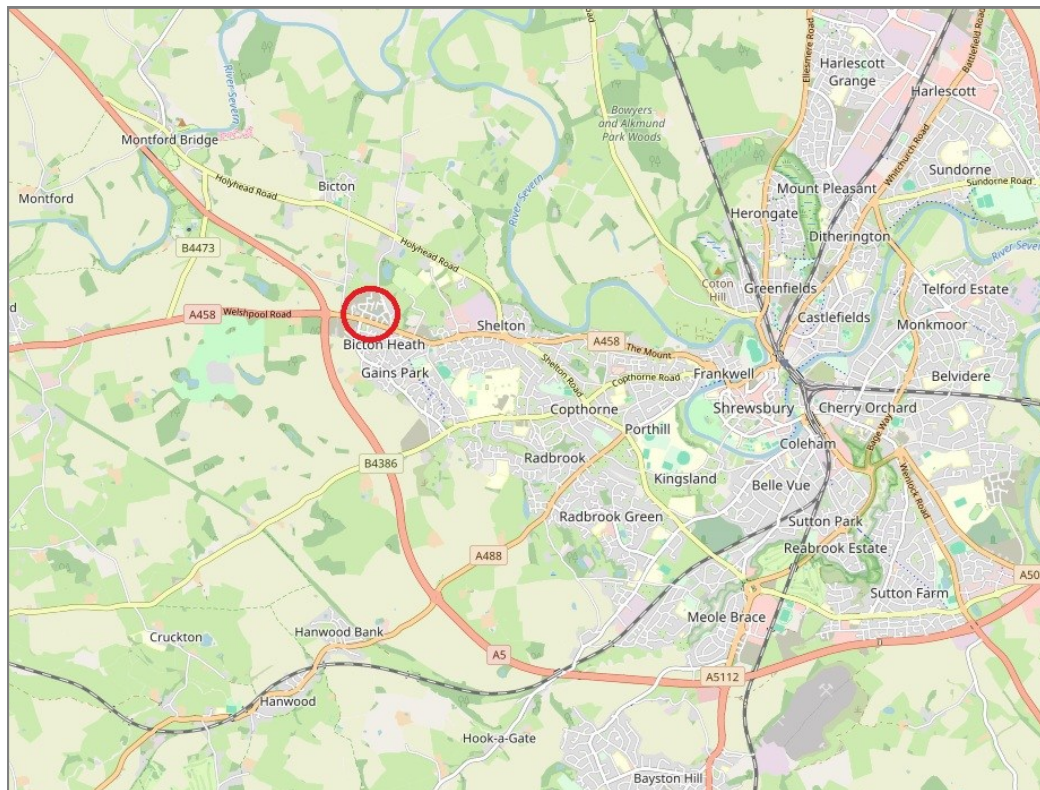
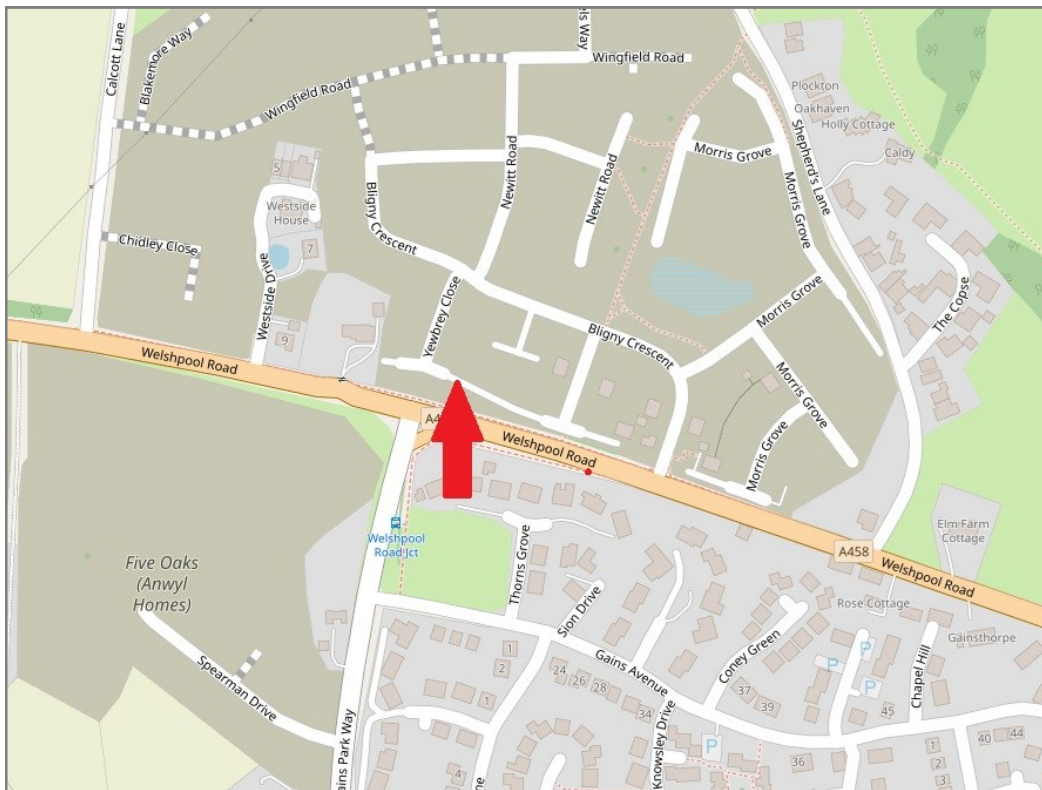


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**BOUNDARIES NOT CONFIRMED**

|                 |   |
|-----------------|---|
| Tenure          | <b>Freehold</b>                         |
| Local Authority | <b>Shropshire Council</b>               |
| Council Tax     | <b>Band D</b>                           |
| EPC Band        | <b>Band B</b>                           |
| Services        | <b>All mains services are connected</b> |

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