

10 Church Close, Bicton, Shrewsbury, Shropshire, SY3 8EN

www.hbshrop.co.uk



Offers In The Region Of £360,000

Viewing: strictly by appointment
through the agent

Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Set within the sought after village of Bicton, this is a well presented three double bedroom detached dormer bungalow, offering a superb blend of space, comfort and modern living. The thoughtfully improved by the current owners, the property boasts generous and versatile accommodation throughout. Externally with bungalow enjoys a cul-de-sac position with well established gardens providing a private and tranquil outside space. The village of Bicton is well served by local amenities including petrol station with convenience store, historic church, active village halls and primary. The medieval town centre of Shrewsbury is approximately 3 miles away and easy access is offered to the local bypass linking up to the M54 motorway network. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, lounge, refitted kitchen/diner, utility room, UPVC double glazed conservatory, ground floor bedroom, refitted ground floor shower room, first floor landing, two further double bedrooms, refitted bathroom, landscaped well established front and private rear enclosed gardens, feature summerhouse, stone driveway providing ample off street parking, oil fired central heating, UPVC double glazing, sought after village location. Viewing is highly recommended.

The accommodation in greater detail comprises:

Composite double glazed entrance door gives access to:

Entrance porch

Having brick base, range of UPVC double glazed windows, tiled floor, wood effect UPVC double glazed door gives access to:

Reception hallway

Having understairs recess, radiator, wood effect flooring.

Door from reception hallway gives access to:

Refitted shower room with WC

Having tiled corner shower cubicle, wash hand basin set to vanity unit, WC with hidden cistern, tiled to walls, tiled to floor, UPVC double glaze window to front, heated chrome style towel rail, recessed spotlights and extractor fan to ceiling.

Wooden framed glazed door from reception hallway gives access to:

Lounge

22'1 x 12'6 max reducing down to 9'10

Having UPVC double glazed window to front, two radiators, UPVC double glazed French doors giving access to rear gardens, coving to ceiling, feature wood burning stove with marble style fire surround.

Wooden framed glazed door from reception hallway gives access to:

Refitted kitchen/diner

23'7 x 11'7

The kitchen area comprises: Modern replaced eye level and base units with built-in cupboards and drawers, integrated oven, dishwasher, fridge, five ring electric hob with stainless steel cooker canopy over, fitted wooden style worktops with inset stainless steel sink drainer unit with mixer tap over, tiled floor, UPVC double glazed window, recessed spotlights to ceiling, radiator.

The dining area comprises: Radiator, recessed spotlights to ceiling, tiled floor.

Wooden framed glazed door from kitchen/diner gives access to:

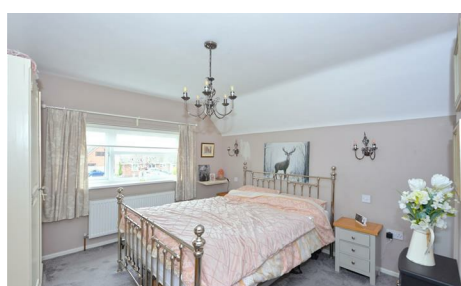
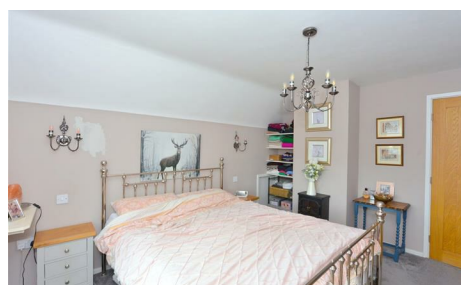
Utility room

7'7 x 6'11

Having replaced eye level and base units, fitted wooden style worktops with inset stainless steel sink drainer unit, shelved storage cupboard, space for upright fridge freezer, tiled floor, UPVC double glazed door giving access to rear of property.

From kitchen/diner UPVC double glazed French give access to:





UPVC double glazed conservatory

9'6 x 8'9

Having brick base, tiled floor, range of UPVC double glazed windows overlooking the property's rear gardens, UPVC double glazed French doors giving access to rear gardens, UPVC double glazed roof.

Door from reception hallway gives access to:

Bedroom

11'7 x 9'7

Having UPVC double glazed window to front, radiator.

From reception hallway stairs rise to:

First floor landing

Having radiator, eaves storage, double glazed Velux roof window.

Doors from first floor landing then give access to: Two further double bedrooms and bathroom.

Bedroom

12'8 x 11'3

Having UPVC double glazed window, radiator, eaves storage.

Bedroom

13'10 max x 11'8

Having UPVC double glazed window to front, radiator.

Refitted bathroom

Having a three piece white suite comprising: Panel bath with shower attachment off taps and glazed shower screen to side, wall hung wash hand basin with mixer tap over, WC with hidden cistern, tiled floor, tiled to walls, recessed spotlights to ceiling, double glazed Velux roof window, heated chrome style towel rail.

Outside

To the front of the property there are well established landscaped gardens comprising: Stone sections, inset shrubs, plants and bushes. To the side of this there is a generous stone driveway providing ample off street parking for a number of vehicles.

Rear gardens

The rear gardens offer good levels of privacy and comprise: Indian sandstone paved patio, paved and brick pathways, paved sun terrace, an array of mature shrubs, plants, bushes and trees, covered garden pond, outside lightning point, a feature detached summerhouse currently being used as a home bar with adjoining seating area, timber garden shed, oil tank. The rear gardens are enclosed.

AGENTS NOTE

Under the Estate Agents Act 1979 we hereby disclose that one of the sellers of this property is an employee of Holland Broadbridge.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND D

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

