SAMUEL WOOD

8 Squires Court, Bicton Heath, Shrewsbury, Shropshire, SY3 5DP

Offers Over £152,000

8 Squires Court

Bicton Heath, Shrewsbury, Shropshire, SY3 5DP

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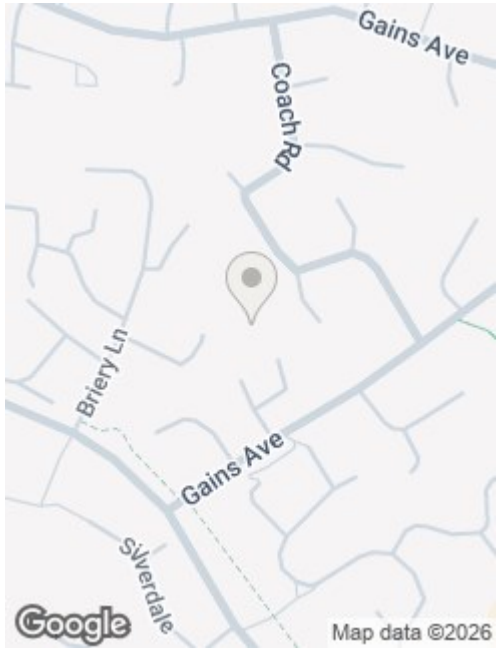
- Well Presented Home
- Enclosed Rear Garden
- Practical Bathroom
- Close To Local Amenities
- Gas Central Heating
- Two Well Proportioned Bedrooms
- Spacious Reception Room
- Allocated Parking Space in Communal Car Park
- Contemporary Kitchen
- EPC Rating C

NO UPWARD CHAIN Samuel Wood is delighted to offer for sale this well presented home in Bicton Heath. 8 Squires Court is a well-presented mid-terrace property situated within a popular and established residential development, complemented by an enclosed garden and allocated parking space. Conveniently located near the Royal Shrewsbury Hospital, local amenities, and major road links, this home offers both comfort and accessibility. Ideal for first-time buyers or investors, the property presents a great opportunity with strong potential. Viewing is highly recommended.

Ground Floor:
8 Squires Court in Bicton Heath, Shrewsbury, features a welcoming entrance hall that leads into a compact, modern kitchen fitted with contemporary units and appliances. The ground floor is completed by a spacious reception room that offers ample living and dining space, with large sliding doors opening directly onto the rear patio, allowing for plenty of natural light and easy access to the garden area. The layout provides a functional and comfortable living environment, ideal for a couple or small family.

First Floor:
Upstairs, the property boasts two well-proportioned bedrooms, each providing good space for furnishings. One of the bedrooms includes a built-in storage cupboard housing the boiler, offering practical storage solutions without encroaching on living space. A stylish, modern bathroom with contemporary fittings serves the upstairs, making it a well-appointed and efficient living area overall.

Outside:
Externally, the home benefits from an enclosed rear garden, offering privacy and a pleasant outdoor space for relaxing or entertaining. The patio area accessed via the sliding doors from the reception room adds a seamless indoor-outdoor living element. The property also includes an allocated parking space within a communal car park, ensuring convenient off-road parking in this quiet residential setting.



Directions

Parking - come out of front door take a left turn - follow the footpath around and it leads to the carpark - there is a space marked with a number 8 immediately on the right.

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 3Mbps, Superfast 80Mbps & Ultrafast 2300Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: A

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

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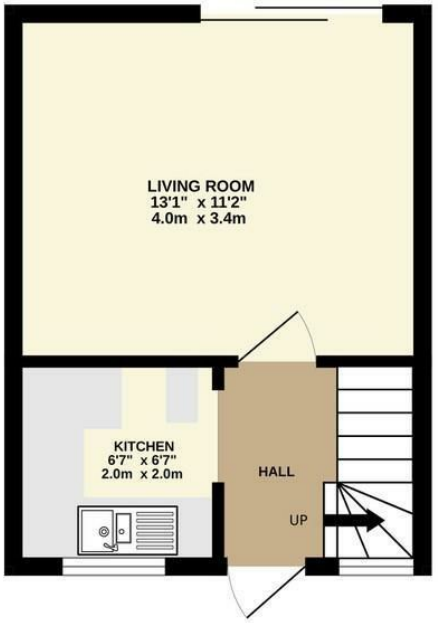
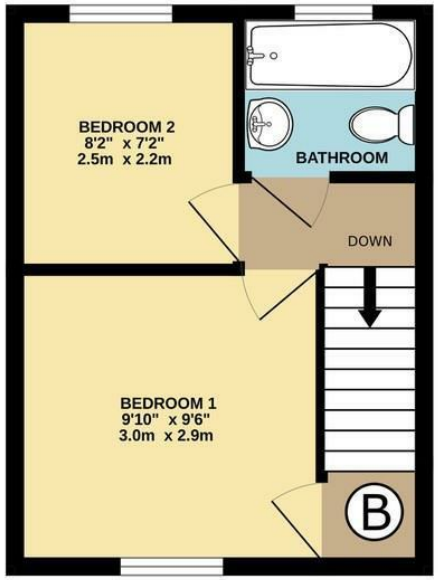
Floor Plans

GROUND FLOOR
233 sq.ft. (21.6 sq.m.) approx.



1ST FLOOR
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 466 sq.ft. (43.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.