



THE HAVEN

CHURCH LANE | BICTON | SHREWSBURY | SY3 8EL





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Shrewsbury 3.7 miles | Telford 19.3 miles
(all mileages are approximate)

AN ATTRACTIVE AND CHARACTERFUL 3 BEDROOM HOME, OFFERING
INCREDIBLY FLEXIBLE AND SPACIOUS ACCOMMODATION, SET IN A
POPULAR VILLAGE LOCATION WITH STUNNING GARDENS.

Idyllic village location
Potential for significant extension to the side and rear
3 bedrooms (one with en-suite)
Expansive mature gardens
Private driveway leading to detached double garage



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury take the Holyhead Road (B4380) heading for Montford Bridge. At Bicton proceed past the garage and continue taking the right turn down Bicton Lane. Proceed for a short distance, turn right again into Church Lane where the property will be found on the left hand side.

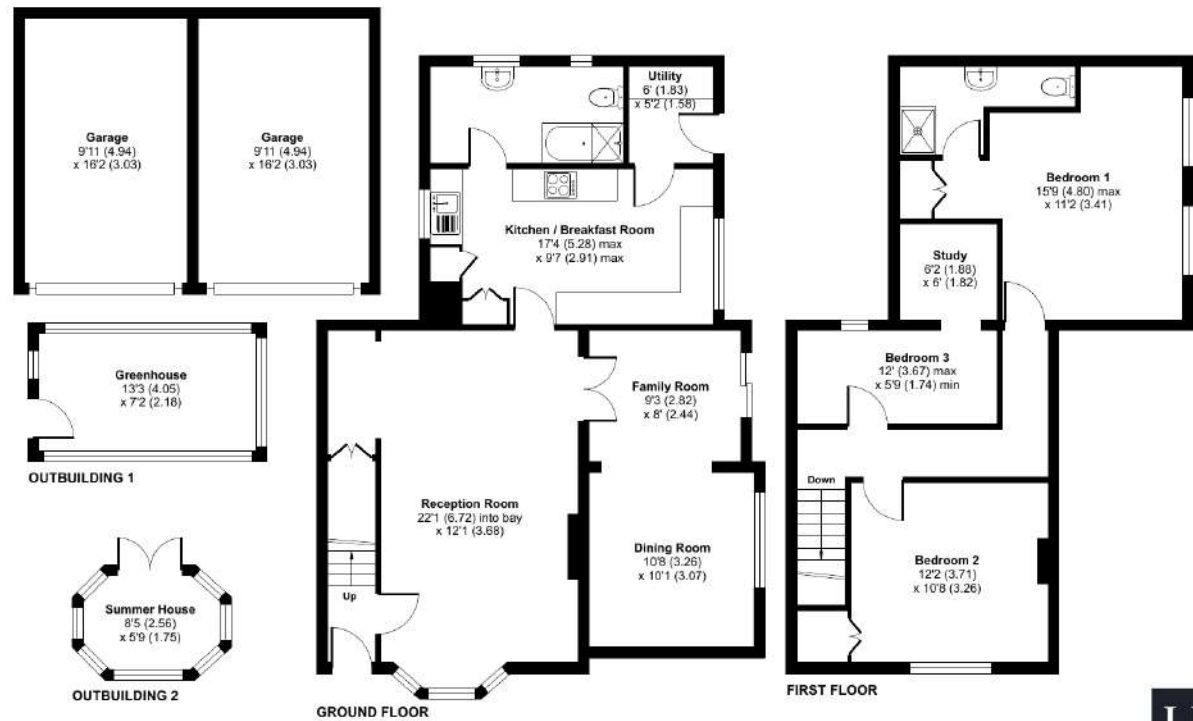
SITUATION

The property is situated in a sought after location in the village of Bicton, which provides a modern primary school and nursery, church, village club and hall. Shrewsbury town centre is easily accessible and includes a comprehensive shopping centre, an excellent selection of restaurants and facilities including a rail service. Commuters will find the nearby A5 provides ready access through to the M54 motorway to Telford or alternatively north up to Oswestry with further road links to Chester.

PROPERTY

The Haven is a charming characterful detached home that has been extended and improved over time to provide flexible and spacious accommodation, with beautiful gardens, driveway parking and a detached double garage. There is huge scope given the space to the side of the property for further extensions subject to the necessary planning permissions.

The reception hall opens to a large sitting room with feature fireplace, useful under stairs storage and bay window to front. This then flows through to a separate dining/family room with glazed patio doors that lead to the gardens.



Approximate Area = 1384 sq ft / 128.5 sq m

Garages = 331 sq ft / 30.7 sq m

Outbuildings = 138 sq ft / 12.8 sq m

Total = 1853 sq ft / 172 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1344782

The kitchen has been recently updated and has a range of well-fitted units, a breakfast bar and dual aspect elevations. Beyond the kitchen is a utility room with access to the side and a family bathroom on the ground floor.

On the first floor there is a wonderfully well proportioned principal bedroom with large airing cupboard, views over the garden and en-suite shower room. There is a further double bedroom with spacious built-in cupboard, and a single bedroom with additional study/dressing area.





GARAGE / WORKSHOP

The property is approached over a private driveway, that provides parking and a detached double garage that has electric doors and plenty of potential for conversion if required.

GARDENS

To the front of the property is a lawned garden with planted borders, and attractively landscaped mature rear gardens, that comprise lawned areas, a paved patio, summer house, established rose garden, fruit trees, raised beds for vegetables, as well as a lovely 'Victorian Style' greenhouse. Beyond the greenhouse there are two useful sheds for DIY and garden tools.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage. Oil fired central heating. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – C



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



