SAMUEL WOOD

11 Bligny Crescent, Bicton Heath, Shrewsbury, Shropshire, SY3 5FE

Offers In The Region Of £315,000

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4 2 2 B

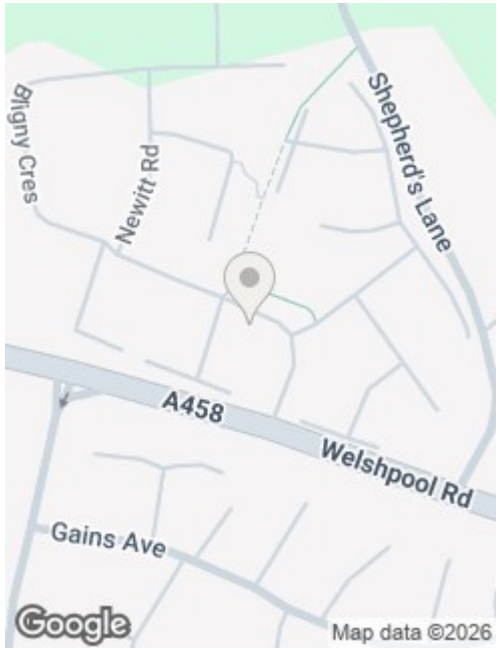
- Beautifully Presented Family Home
- Improved Open Plan Kitchen Diner
- En-Suite Shower Room
- Contemporary Family Bathroom
- Gas Central Heating
- Four Generously Sized Bedrooms
- Spacious Reception Room
- Sought After Location
- Meticulously Landscaped Gardens & Private Driveway
- EPC Rating B

Samuel Wood is delighted to offer for sale this beautifully presented four bedroom semi detached property on Bligny Crescent in Bicton Heath, Shrewsbury. A great example of modern construction, the property boasts a well designed layout with generous contemporary living spaces comprised over three floors; all complemented by landscaped gardens, private driveway and park views. Situated close to excellent amenities including, shops, food outlets, pubs, restaurants, hospital, practical road links and within good school catchment. Viewing is highly recommended by the selling agent.

The ground floor of 11 Bligny Crescent offers a practical and welcoming layout, beginning with an entrance hallway that connects the main living spaces. This level includes a versatile study that can also serve as a fourth bedroom, along with a convenient WC. At the heart of the ground floor is the open-plan kitchen–diner, which has been enhanced with additional work surfaces and storage space. Double doors open from the dining area onto the rear patio, creating a bright, sociable space ideal for everyday living and entertaining.

On the first floor, the property features a well-proportioned living room, providing a comfortable area for relaxation. Also located on this level is a generous double bedroom complete with its own en-suite shower room, offering privacy and flexibility for family members or guests. The arrangement of this floor allows for a mix of communal and private space, making it a thoughtful part of the home's three-storey design. The second floor is home to two further double bedrooms, both bright and spacious, along with a modern family bathroom.

Externally, the property boasts a private driveway and beautifully landscaped gardens that enhance both kerb appeal and outdoor enjoyment. Additional outdoor storage provides practicality, while the rear garden and patio create inviting zones for dining, play, or simply relaxing outdoors. Constructed in 2023, the home combines modern design with efficient use of space across all three floors.



Directions

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

Broadband Speed: Basic 16Mbps & Ultrafast 1800Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

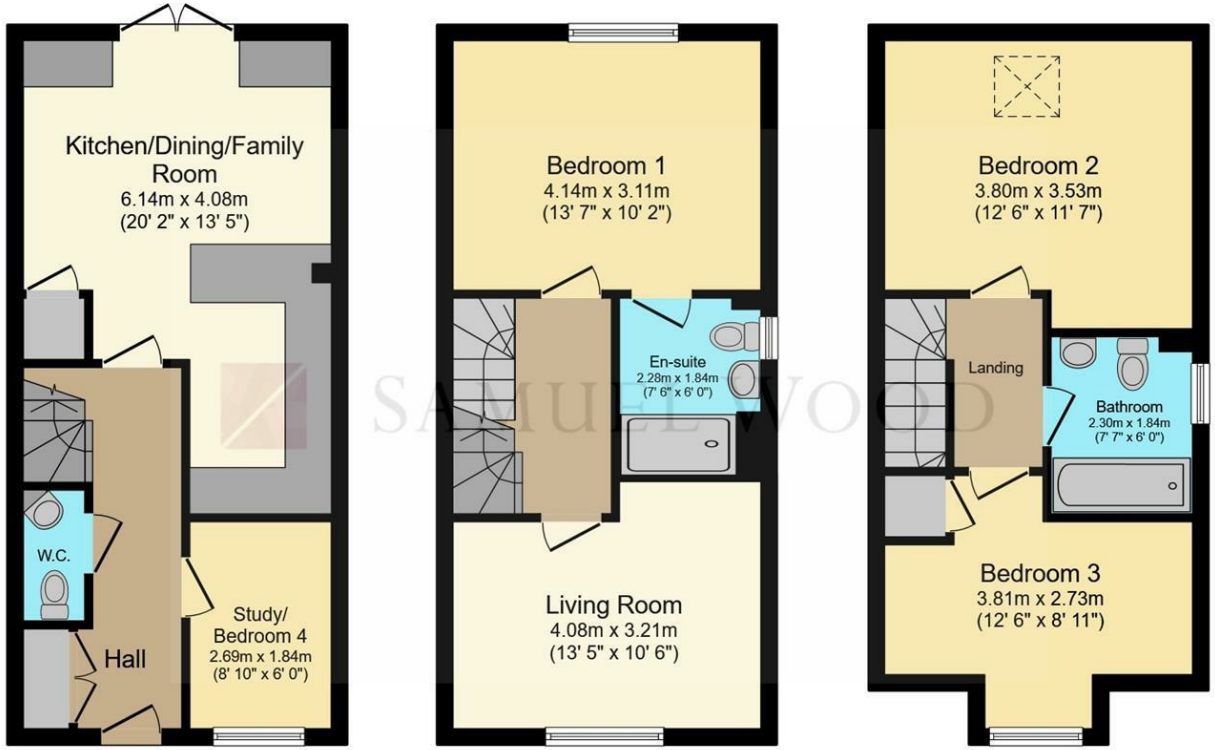
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

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.

Floor Plans



Ground Floor
Floor area 35.7 sq.m. (384 sq.ft.)

First Floor
Floor area 35.7 sq.m. (384 sq.ft.)

Second Floor
Floor area 33.9 sq.m. (365 sq.ft.)

Total floor area: 105.3 sq.m. (1,134 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.