

Stonehey Welshpool Road, Bicton Heath, Shrewsbury,  
Shropshire, SY3 5AH

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**Offers In The Region Of £575,000**

Viewing: strictly by appointment through the agent

A substantial, beautifully presented, much improved and spacious four / five bedroom detached house which offers versatile and instantly appealing living accommodation throughout. The property occupies a pleasing position on a generous size private plot, conveniently situated close to many local amenities, including the Oxon CE primary school and the Royal Shrewsbury Hospital. Stonehey is also well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, refitted ground floor shower room, lounge, sitting room, dining room, three ground floor bedrooms (one is currently used as a study), refitted ground floor family bathroom, attractive kitchen with useful side lobby/pantry, first floor landing having master bedroom with feature bath, former sauna and ensuite shower room, further double bedroom, WC/washroom, interesting Annex area comprising: Kitchen with built-in appliances, living area, generous brick paved driveway providing ample off street parking for a number vehicles, private and well maintained front and rear enclosed gardens, double glazing, gas fired central heating, large loft space. Viewing is recommended

The accommodation in greater detail comprises:

Sealed unit double glazed entrance door with sealed unit double glazed window to side gives access to:

#### Reception hallway

Having tiled floor, wall mounted thermostat control unit, cloaks cupboard.

Door from reception hallway gives access to:

#### Shower room

Having tiled shower cubicle, low flush WC, wall mounted wash hand basin and mixer tap over, fully tiled to walls, heated chrome style towel rail, coving to ceiling, tiled floor, wall mounted extractor fan.

Wooden framed glazed door from reception hallway gives access to:

#### Lounge

16'5 x 12'4

Having engineered wooden flooring, wood burning stove, double glazed sliding patio door giving access to rear gardens.

Arch from lounge gives access to:

#### Sitting room

12'4 x 8'5

Having engineered wooden flooring, radiator, double glazed sliding patio door giving access to rear gardens.

Doorway from reception hallway gives access to:

#### Attractive kitchen

12'1 x 11'3

Having replaced eye level and base units with built-in cupboards and drawers, integrated dishwasher, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, double glazed window to side, glass display cabinet, tiled floor, recessed spotlights to ceiling, store cupboard which provides a handy space for upright fridge freezer.

Doorway from kitchen gives access to:

#### Rear lobby/pantry

Having fitted store cupboards, fitted shelving, door giving access to side of property, tiled floor.

From reception hallway door gives access to:

#### Dining room

15'7 x 14'0

Having wood effect flooring, double glazed window to rear, double glazed door giving access to rear gardens, coving to ceiling.





From reception hallway doors then give access to: Three bedrooms and refitted family bathroom.

**Bedroom**

13'4 x 12'4

Having double glazed window to rear, radiator, fitted wardrobes, coving to ceiling.

**Bedroom / study**

11'2 x 8'9

Having double glazed window to front, radiator, coving to ceiling, walk-in shelved storage area.

**Bedroom**

14'0 max into recess reducing down to 10'8 min x 1

Having double glazed window to front, radiator, coving to ceiling

**Refitted family bathroom**

Having a modern suite comprising: P shaped panel bath with drench shower over, glazed shower screen to side, wall hung wash hand basin, low flush WC, attractive tiled floor, part tiled to walls, two double glazed windows to front, heated chrome style towel rail.

From reception hallway wooden staircase rises to:

**First floor landing**

Having airing cupboard, large walk in eaves storage area.

Doors from first floor landing then give access to: Two bedrooms and separate WC/washroom.

**Bedroom**

20'8 excluding walkway x 13'7

Having two double glazed windows to front, two radiators, feature free standing bath with tiled floor, handheld shower attachment off taps and attractive tiled splash surround, former sauna, eaves storage.

Door from bedroom gives access to:

**Ensuite shower room**

Having tiled shower cubicle, pedestal wash hand basin, low flush WC, tiled floor, wall mounted extractor fan.

**Bedroom**

16'4 max into recess x 8'9

Having two double glazed windows to rear, radiator, storage cupboard.

**WC/Washroom**

Having low flush WC, wash hand basin with storage, part tiled to walls, tiled floor, double glazed window to front.

From reception hallway door gives access to:

**Former double garage now Annex Area**

22'6 approximately x 21'3

This interesting area comprises: An extensive range of eye level and base units with built-in cupboards and drawers, integrated appliances which include: Fridge, two freezers, dishwasher, washing machine, stylish fitted worktops with inset stainless steel sink with mixer tap over, tiled effect flooring, recessed spotlights to ceiling, living area with three double glazed windows, recessed spotlights to ceiling, tiled effect flooring.

**Outside**

To the front of the property there is an extensive brick paved driveway providing ample off street parking for a number of vehicles. There is a good size lawn garden with inset shrubs offering good levels of privacy being surrounded by well maintained mature conifers. Gated side access then leads to the property:

**Attractive rear gardens**

Having a large paved patio with low rise brick walling, lawn garden, raised beds with a variety of mature shrubs, plants and bushes, decked area, stone sections. The rear gardens offer good levels of privacy and are enclosed by fencing and mature hedging.

**Services**

Mains water, electricity, drainage and gas 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 F**

**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).

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