

24 Foxley Grove, Bicton Heath, Shrewsbury, Shropshire,
SY3 5DF

www.hbshrop.co.uk



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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:

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Offers In The Region Of £295,000

Viewing: strictly by appointment through the agent

Occupying a pleasing end of cul-de-sac position, this is a well proportioned, deceptively spacious and much improved three bedroom detached house. The property is situated within this popular residential location which is serviced by excellent local amenities some of which include: local Co-op convenience store, highly regarded schooling and the Royal Shrewsbury Hospital. The property is also well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, modern refitted kitchen/diner, UPVC double glazing conservatory, first floor landing, three bedrooms, refitted shower room, front, side and rear enclosed gardens, driveway, garage, pleasing end of cul-de-sac position, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway

Having wood effect flooring, bulls eye glazed window to side.

Door from entrance hallway gives access to:

Lounge

16'0 x 9'7 excluding recess

Having UPVC double glazed window to front, radiator.

Door from lounge gives access to:

Modern refitted kitchen/diner

15'11 x 9'10 excluding staircase recess

The dining area comprises: Vinyl wood effect floor covering, radiator, recessed spotlights to ceiling, understairs storage cupboard. The kitchen area comprises: A range of replace eye level and base units with built-in cupboards and drawers, integrated oven, microwave, fridge freezer, dishwasher, four ring induction hob, fitted worktops with inset sink and mixer tap over, tiled floor, radiator, recessed spotlights to ceiling, UPVC double glazed window to rear.

Double glazed sliding door from refitted kitchen/diner gives access to:

UPVC double glazed conservatory

9'4 x 6'10

Having UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, polycarbonated roof, vinyl wood effect floor covering.

Folding door from kitchen/diner gives access to staircase which rises to:

First floor landing

Having UPVC double glazed window to side, loft access, wall mounted thermostat control unit, cupboard housing gas fired central heating boiler plus additional linen store cupboard.

Doors from first floor landing then give access to: Three bedrooms and refitted shower room.

Bedroom one

9'11 x 9'2

Having UPVC double glazed window to rear, radiator, built-in wardrobe.

Bedroom two

9'10 x 9'2

Having UPVC double glazed window to front, radiator, built-in wardrobe.

Bedroom three

6'10 x 6'7

Having UPVC double glazed window to front, radiator.

Refitted shower room

Having a modern suite comprising: large walk-in shower cubicle with drench shower over and hand-held shower attachment off with contemporary glazed shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit with mixer tap over, UPVC double glazed window to rear, wood effect vinyl floor covering, recessed spotlights to ceiling.

Outside

The property occupies a pleasing end of cul-de-sac position, To the front there are lawn gardens with mature shrubs and bushes, tarmac driveway gives access to:

Large single garage

19'3 x 9'1

Having up and over door, fitted power and light.

Gated pedestrian side access then leads to the rear gardens of the property which comprises: Paved patio and sun terrace, lawn gardens, mature shrubs, plants and bushes. To the side of the property there is a further lawn garden area with mature shrubs. The rear gardens are enclosed by 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 C

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.

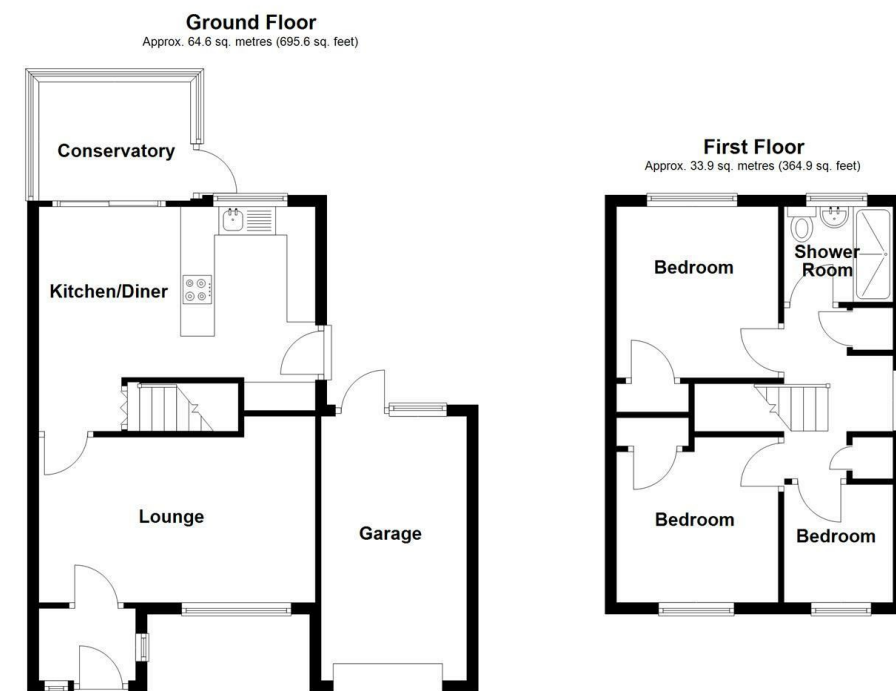
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are

accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	81
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS



For illustrative purposes only. Not to scale.
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
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