



19 The Dell, Bicton Heath, Shrewsbury, Shropshire, SY3 5HG

Offers in the Region Of £350,000

An attractive 4 bed detached family house in a quiet cul-de-sac on the fringe of this popular location. The property is within easy reach of local amenities, schools and Royal Shrewsbury Hospital, with a good bus service and access to the A5 and M54. The accommodation includes Entrance Hall, generous Living Room, Family Room, large Kitchen/Dining Room, Utility Room and Ground Floor Shower Room. The First Floor provides, 4 Bedrooms and family Bathroom. There is Gas Central Heating and Double Glazing, generous Driveway and private, enclosed rear Gardens. Early viewing of this property is recommended.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed entrance door.

Entrance Hall

Staircase leads to First Floor Landing.

Living Room 12' 3" x 13' 3" (3.73m x 4.04m)

Double glazed bow window overlooking the gardens to the front and radiator.

Family Room 17' 3" x 9' 3" (5.25m x 2.82m)

A versatile space with double glazed bow window to the front and radiator.

Utility Room 15' 7" x 9' 3" (4.75m x 2.82m)

A good size room fitted with range of units, laminated work tops, Belfast style sink unit, space and plumbing for washing machine and tumble dryer, and further appliances, radiator, double glazed window overlooking rear garden, door to rear.

Kitchen/Dining Room 10' 6" x 16' 3" (3.20m x 4.95m)

A most attractive room fitted with a range contemporary Shaker style units, laminated work tops, inset glazed sink unit, tiled surround to work areas, integrated oven and hob, space for further appliances, tiled flooring, radiator, double glazed window to the rear, double glazed French doors opening onto and overlooking the garden to the rear.

Ground Floor Shower Room

Fitted with white 3 piece suite including corner shower cubicle, wash basin, WC radiator, double glazed window to the side.

First Floor Landing

Bedroom 1 11' 1" x 16' 3" (3.38m x 4.95m)

Built in wardrobe, double glazed window to the front, radiator.

Dressing Room 7' 6" x 9' 3" (2.28m x 2.82m)

Skylight, radiator.

Bedroom 2 12' 6" x 9' 3" (3.81m x 2.82m)

Double glazed window to side, skylight, radiator, door to Dressing Room.

Bedroom 3 9' 8" x 8' 3" (2.94m x 2.51m)

Radiator, built in wardrobe, double glazed window to the rear.

Bedroom 4 6' 5" x 7' 4" (1.95m x 2.23m)

Radiator, double glazed window to the front.

Bathroom

Fitted with white 3 piece suite including bath, wash basin, WC, radiator, double glazed window to the rear.

Outside - Front

The property is approached over a double width driveway providing ample parking space. A well stocked front garden with small area of lawn and a variety of shrubs,

Rear Garden

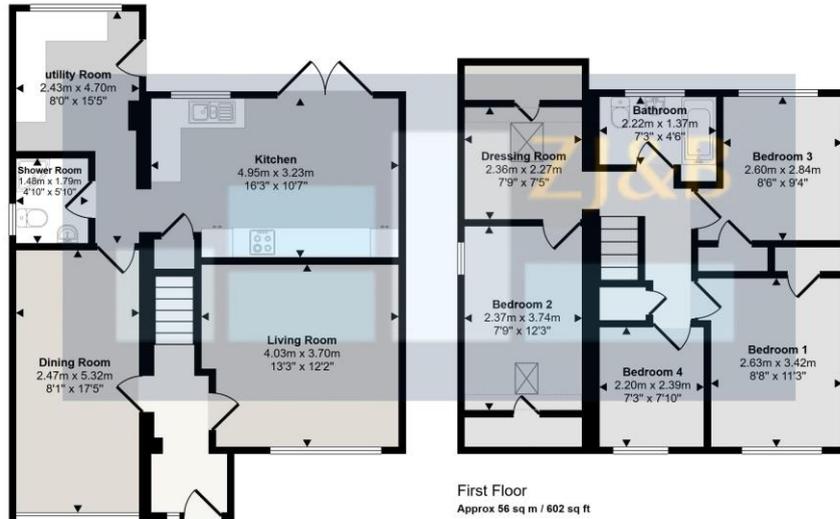
Attractive rear garden with seating areas, lawn and well stocked borders with established trees, shrubs, providing great privacy. 2 large sheds/workshop and storage for bikes gardening tools etc.

Council Tax Band D

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Approx Gross Internal Area
120 sq m / 1295 sq ft



Ground Floor
Approx 64 sq m / 693 sq ft

First Floor
Approx 56 sq m / 602 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



This is a copy of the title plan on 11 MAR 2026 at 12:16:18. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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This title is dealt with by HM Land Registry, Telford Office.

Energy performance certificate (EPC)

19 The Dell Bicton Heath SHROPSHIRE SY3 5HG	Energy rating C	Valid until: 15 October 2034
		Certificate number: 9326-2795-9406-2994-1281

Property type: Detached house
Total floor area: 126 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

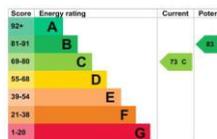
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60





FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage