



24 Bligny Crescent, Bicton Heath, Shrewsbury, SY3 5FE

Shrewsbury & Country House Sales

**MILLER
EVANS**



24 Bligny Crescent, Bicton Heath, Shrewsbury,
SY3 5FE

£300,000

Freehold

- Modern immaculately presented semi-detached home
- Master bedroom with en suite shower room
- Two further bedrooms and bathroom
- Pleasant living room and dining kitchen
- Cloakroom
- Neatly maintained rear garden
- Two allocated parking spaces
- Convenient location close to excellent amenities
- Energy-efficient home with solar panels, additional insulation, gas-fired central heating, and double glazing.



An immaculate, recently constructed, semi-detached three bedroom house, providing well appointed and beautifully presented accommodation briefly comprising, entrance hall with cloakroom/WC, a comfortable living room, and a spacious open-plan kitchen/dining room, ideal for both everyday family living and entertaining. To the first floor, the principal bedroom benefits from an en-suite shower room, complemented by two further bedrooms and a modern family bathroom. Neatly maintained west-facing rear garden. Two allocated parking spaces. The property also benefits from gas-fired central heating and double glazing throughout and has been further enhanced by the current owners through the installation of solar panels and additional insulation, improving the home's energy efficiency and helping to reduce running costs.

The property is pleasantly situated on a convenient residential development on the popular western fringe of Shrewsbury, ideally positioned close to an excellent range of amenities, highly regarded schools, the town centre, and offers easy access to major road links.

This is an excellent opportunity to acquire a stylish, energy-efficient home in a sought-after location, ideally suited to first-time buyers, young families, or those looking to downsize.







ENTRANCE HALL
4'6" x 3'7"

CLOAKROOM
5'4" x 3'0"
Wash hand basin, wc,

LIVING ROOM
11'5" x 11'7"

KITCHEN / DINING ROOM
10'5" x 14'11"
Double doors to garden

STAIRCASE rising from entrance hall to **FIRST FLOOR LANDING**

BEDROOM 1
6'7" x 7'11"

EN SUITE SHOWER ROOM
2'5" x 4'3"
Shower cubicle
Wash hand basin, wc



BEDROOM 2
10'2" x 7'11"

BEDROOM 3
8'9" x 6'8"

BATHROOM
5'7" x 6'3"
Panelled bath
Wash hand basin, wc

GARDENS AND GROUNDS

Two allocated car parking spaces.

To the rear is a neatly maintained, west-facing garden, offering an excellent space for outdoor dining and relaxation.

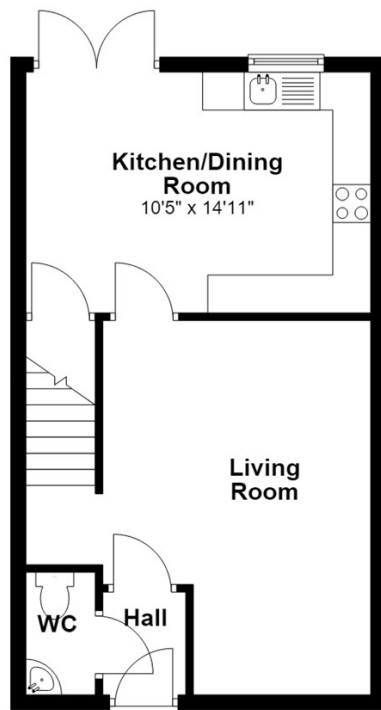
Note: This property may be subject to additional management service charges.



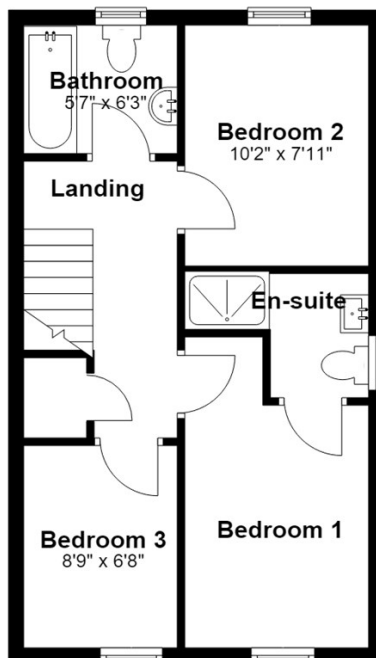
HOW TO GET THERE

The property is best approached out of Shrewsbury on the A458 Welshpool Road. After some distance turn right into Bligny Crescent. Continue for a short distance where the property will be found on the right hand side.

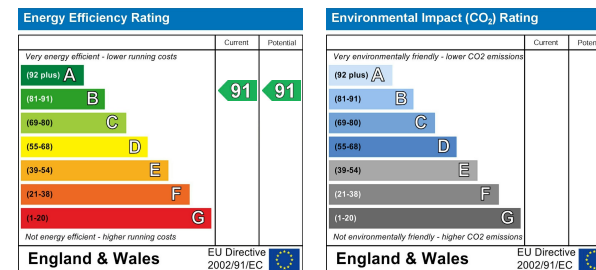
Ground Floor



First Floor



Total area: approx. 799.2 sq. feet



IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images may have been enhanced. This property may be subject to additional management charges.

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DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

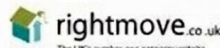
Council Tax Band : C

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbeville Foregate, Shrewsbury SY1 6ND

**MILLER
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