

26 Woodcrest, Bicton Heath, Shrewsbury, Shropshire,  
SY3 5EX

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**Offers In The Region Of £441,000**

Viewing: strictly by appointment  
through the agent



Occupying a delightful end of cul-de-sac private driveway position, with a beautiful aspect to the front towards local farmland, this is an improved, spacious and well-proportioned four bedrooms detached house. The property is located close to good local amenities, highly regarded schooling and the Royal Shrewsbury Hospital. Commenters will be pleased to know that access is readily accessible to the Shrewbury bypass linking up to the M54 motorway network. Viewing is highly recommended by the selling agent.

The accommodation briefly comprises, the following: Reception hallway, lounge, dining room, re-fitted kitchen, utility room, cloakroom, first floor landing, four bedrooms, en-suite shower room, family bathroom, generous sized rear enclosed gardens, double garage, gas fired central heating, upvc double glazing. Viewing is highly recommended by the selling agent.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

**Reception hallway**

Having engineered wooden flooring, under-stairs recess, radiator, coving to ceiling, wall-mounted alarm control panel. Door from reception hallway gives access to:

**Lounge**

17'8 x 11'8

Having upvc double glazed window with pleasing rural aspect, coal effect gas fire set to a tiled hearth with fire surround and timber mantle, radiator.

Door from reception hallway gives access to:

**Dining room**

11'8 x 9'9

Having upvc double glazed sliding patio door giving access to the rear gardens, radiator, coving to ceiling.

Door from reception hallway gives access to:

**Re-fitted kitchen**

11'6 x 9'8

Having replaced eye level and base units with built-in cupboards and drawers, integrated double oven, four ring gas hob, integrated fridge, wall-mounted cooker extractor fan, tiled splash surrounds, engineered wooden flooring, upvc double glazed window to the rear, glass display cabinets, recessed spotlights to ceiling, fitted wooden worktops with inset ceramic drainer unit with mixer tap over. Door from re-fitted kitchen gives access to:

**Utility room**

9'7 x 7'10

Having base units, fitted wooden style worktops with inset circular stainless steel sink with mixer tap over, space for washing machine, space for dishwasher and upright fridge freezer, engineered wooden flooring, upvc double glazed window to the rear, upvc double glazed door giving access to the rear gardens, recessed spotlights to ceiling, radiator, service door to garage.

Door from reception hallway gives access to:

**Cloakroom**

Having low flush WC, wash hand basin with mixer tap over, storage cupboard below, radiator, tiled floor, upvc double glazed window to rear.

From reception hallway stairs rise to:

**First floor landing**

Having loft access. Doors from first floor landing give access to: Four bedrooms and re-fitted family bathroom.

**Bedroom one**

12'1 x 11'9

Having upvc double glazed window with pleasing rural aspect, radiator, built-in mirror fronted double wardrobe. Door from bedroom one gives access to:

**Re-fitted en-suite shower room**

Having tiled corner shower cubicle, wash hand basin with mixer tap over, storage cupboard below, low flush WC, tiled to walls, tiled floor, shaver point, recessed spotlights and extractor fan to ceiling, upvc double glazed window to the front, heated towel rail.

**Bedroom two**

12'10 x 8'9

Having upvc double glazed window with pleasing rural aspect to the front. radiator, built-in mirror fronted double wardrobe.

**Bedroom three**

11'0 x 9'10

Having upvc double glazed window to the rear, radiator.

**Bedroom four**

8'9 x 8'0

Having upvc double glazed window to rear, radiator.

**Re-fitted bathroom**

Having a four piece suite comprising: Paneled bath, low flush WC, wash hand basin with mixer tap over and storage cupboard below, corner tiled shower cubicle, recessed spotlights and extractor fan to ceiling, upvc double glazed window to the rear, tiled floor, tiled to walls, radiator plus heated towel rail.

**Outside - Front**

The property occupies a lovely private driveway, cul-de-sac position with a beautiful rural aspect to the front towards local farmland and beyond. The front gardens are laid to lawn, tarmacadam driveway to side which gives access to:

**Double garage**

18'6 x 17'5

Having two up and over doors, glazed windows to side, fitted power and light.

**Outside - Rear**

Gated pedestrian access then leads to the property's generous sized rear gardens having paved patio area, raised decked area with timber pergola, additional decked area, stoned sections, lawned gardens, inset shrubs. The rear gardens 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 D**

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

**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**

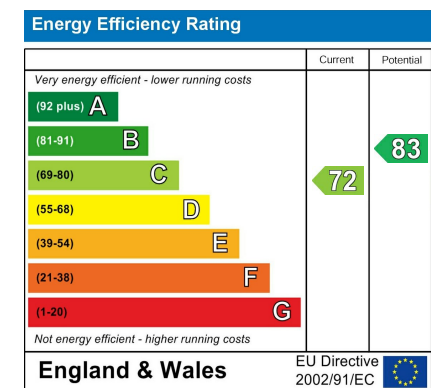
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



## FLOORPLANS

