



1 Kelsall Drive, Bicton Heath, Shrewsbury, SY3 5HE

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Important Notice - please read carefully**

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:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**Offers in the region of £279,995**

Viewing: strictly by appointment through the agent

**Holland Broadbridge**

Agriculture House, 5 Barker Street, Shrewsbury, Shropshire SY1 1QJ

t: **01743 357 000**

e: [sales@hbshrop.co.uk](mailto:sales@hbshrop.co.uk)

Occupying a particularly large plot within a secluded position in this favoured residential location, this is an improved, well-presented and particularly spacious, three bedroom, detached family home which is being offered for sale with no upward chain. The property is within close proximity to excellent amenities, the OXON C of E Infants and Primary School, Royal Shrewsbury Hospital and is 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 selling agent.

#### Accommodation

Entrance hallway, through lounge, dining room, contemporary re-fitted kitchen, re-fitted utility room, shower room with wc, first floor landing, three bedrooms, modern re-fitted family bathroom, generous tarmac driveway, garage, large plot with gardens to front, side and rear, upvc double glazing, gas fired central heating. No upward chain.

Replacement composite double glazed entrance door with upvc double glazed window to side gives access to:

#### Entrance Hall

Having wood effect laminate flooring. Part glazed door then gives access to:

#### Dining Room

13'1 max into staircase recess x 9'7 (3.99m max into staircase recess x 2.92m)  
Having upvc double glazed window to front, radiator, understairs storage cupboard, coving to ceiling, digital wall-mounted heating control panel. From dining room door gives access to:

#### Through Lounge

18'1 x 11'7 (5.51m x 3.53m)  
Having upvc double glazed window to front, upvc double glazed French doors, giving access to rear gardens. Contemporary stone and log effect fire, two radiators, tv aerial points, coving to ceiling, doorway from dining room gives access to:

#### Contemporary Re-Fitted Kitchen

13'1 x 7'6 (3.99m x 2.29m)  
Comprises a range of modern base units with fitted worktops and inset stainless steel 1½ sink drainer unit, integrated oven with four ring Neff induction hob with stainless steel cooker canopy over, integrated fridge and dishwasher both with matching fascias, tiled floor, upvc double glazed windows to side and rear of property, coving to ceiling, wine rack. Part glazed door from kitchen gives access to:

#### Re-Fitted Utility Room

9'2 x 7'8 (2.79m x 2.34m)

Having fitted worktops, base unit, circular stainless steel sink with mixer tap over, tiled floor, radiator, upvc double glazed door, giving access to rear gardens. Service door to garage. Door from utility room gives access to:

#### Shower Room

Having tiled shower cubicle, pedestal wash hand basin, low flush wc, radiator, tiled to walls, tiled to floor, upvc double glazed window to rear.

From dining room stairs rise to:

#### First Floor Landing

Having upvc double glazed window to rear, loft access, store cupboard and boiler cupboard housing Worcester gas fired central heating boiler. From first floor landing doors give access to all bedrooms and modern re-fitted family bathroom.

#### Bedroom One

11'3 excluding wardrobe recess x 10'3 (3.43m excluding wardrobe recess x 3.12m)  
Having upvc double glazed window to front, radiator, fitted wardrobes with built-in shelving and storage drawers.

#### Bedroom Two

10'3 excluding recess x 10'3 (3.12m excluding recess x 3.12m)  
Having upvc double glazed window to front, radiator, fitted wardrobe with built-in shelving.

#### Bedroom Three

10'7 x 7'7 (3.23m x 2.31m)  
Having upvc double glazed window to rear, radiator.

#### Modern Re-Fitted Family Bathroom

Having a three piece white suite comprising: P-shaped jacuzzi-style bath with mixer shower over, wc with hidden cistern, wash hand basin set to vanity unit with storage drawers and cupboards below, tiled floor, heated chrome-style towel rail, recessed spotlights to ceiling, upvc double glazed window to side.

#### Outside

The property occupies a secluded position and is approached by a generous T-shaped tarmac driveway which gives access to:

#### Garage

18'10 x 8'7 (5.74m x 2.62m)  
Having up and over door, loft access, upvc double glazed window to rear, fitted power and light.

#### Gardens

The front gardens comprise lawned garden sections, well-established shrubs, plants, bushes and hedging, a

crazy paved patio area. The side gardens comprise lawned garden sections and mature trees, a substantial timber garden shed. The rear gardens comprise decked area, lawned garden, mature plants and trees, outside security light and coal tap.

#### Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

#### 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).

#### Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

#### Directions

From Shrewsbury head out on the A458 Welshpool Road turning left into Gains Park (Gains Park Way). Then take the first left onto Gains Avenue and first right onto Corner Lane. Continue for a short distance then turn left (immediately after Foxley Grove) onto Kelsall Drive and the property can be found a short distance on the right hand side, clearly identified with a Holland Broadbridge For Sale board.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	

## FLOOR PLANS

