



2 Painswick Close, Bicton Heath, Shrewsbury, SY3 5HH

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**Offers in the region of £285,000**

Viewing: strictly by appointment through the agent

**Holland Broadbridge**

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An extended, spacious well presented and improved four bedroom semi-detached house offering instantly appealing accommodation and boasting a large master bedroom, walk-in dressing room and en suite shower room, a generous double garage with adjoining garden store. The property occupies a superb cul-de-sac position within this favoured residential location with an excellent variety of local amenities, including convenience store, post office, takeaway outlets, schooling and the Royal Shrewsbury Hospital are all within walking distance of the property. Access to the County town of Shrewsbury can be easily gained in addition to the local by-pass linking up to the M54 motorway network. Viewing comes highly recommended by the agent for the property and its situation to be fully appreciated.

**Accommodation:**

Entrance hall, bay fronted lounge, separate dining room, attractive kitchen / breakfast room, upvc double glazed conservatory, first floor landing, large master bedroom with walk-in dressing room and modern en suite shower room, three further bedrooms, bathroom, front and rear enclosed garden, brick paved driveway, double garage, sealed unit double glazing, gas fired central heating.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Part sealed unit double glazed entrance door gives access to:

**Entrance hall:**

Having wooden framed glazed door giving access to:

**Lounge:**

18'2 excluding recess x 11'9 max into bay (5.54m excluding recess x 3.58m max into bay)  
Having sealed unit double glazed walk-in bay window to front, radiator, fitted base units with bookshelves above. Doorway from lounge gives access to:

**Attractive kitchen / breakfast room:**

11'9 x 9'8 (3.58m x 2.95m)  
Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, integrated double oven, four ring electric hob with cooker canopy over, tiled floor, tiled splash surrounds, sealed unit double glazed window overlooking rear gardens (space for dishwasher), radiator, breakfast bar, under-stairs store cupboard. Arch from kitchen / breakfast room gives access to:

**Dining room:**

9'9 x 8'9 (2.97m x 2.67m)  
Having two fitted glass display cabinets with storage below, coving to ceiling, radiator. Wooden framed glazed double doors from dining room gives access to:

**Upvc double glazed conservatory:**

11'4 x 8'10 (3.45m x 2.69m)  
Having brick base, a range of upvc double glazed windows overlooking rear garden, tiled floor, upvc double glazed door, polycarbonate roof with ceiling fan.

From lounge, stairs rise to:

**First floor landing:**

Having wall-mounted digital heating control panel, loft access with pull-down ladder leading to a loft space with part boarded flooring, linen store cupboard with heated chrome style towel rail. From first floor landing panelled doors give access to all bedrooms and bathroom.

**Large master bedroom:**

16'3 x 12'11 (4.95m x 3.94m)  
Having two sealed unit double glazed windows to the front, radiator, three fitted chest of drawers. From master bedroom panelled doors give access to large walk-in wardrobe and modern en suite shower room:

**Walk-in wardrobe:**

7'3 x 6'6 (2.21m x 1.98m)  
Having sealed unit double glazed window overlooking rear garden, radiator, fitted hanging rails and secondary loft access.

**Modern en-suite shower room:**

Having a white suite comprising: A walk-in tiled shower cubicle with contemporary curved shower screen and mixer shower over, low flush wc, hand basin with mixer tap over and storage cupboard below, sealed unit double glazed window overlooking rear garden, recesses spotlights and extractor fan to ceiling, part tiled to walls, heated chrome style towel rail.

**Bedroom**

11'4 x 9'8 (3.45m x 2.95m)  
Having sealed unit double glazed window to rear, built-in double wardrobe with fitted hanging rail, coving to ceiling, radiator.

**Bedroom three:**

10'3 x 9'1 (3.12m x 2.77m)  
Having sealed unit double glazed window to the front, radiator.

**Bedroom four:**

7'11 x 6'10 (2.41m x 2.08m)  
Having sealed unit double glazed window to the front, radiator, built-in shelved store cupboard and shelved over-stairs cupboard.

**Bathroom:**

Having a three piece suite comprising: A panelled bath with shower attachment of taps, pedestal wash hand basin, low flush wc, part tiled to walls, radiator, sealed unit double glazed window to the rear, shaver point.

**Outside:**

To the front of the property there is a low maintenance paved frontages, with inset shrubs and bushes. To the side of this there is a brick paved driveway which gives access to a double garage. From garage, door then gives access to an outside store. Pedestrian gated side access then leads to the property's rear enclosed garden comprising: Large paved patio areas, lawned garden, mature trees, outside cold tap and lighting point.

**Double garage:**

19'11 x 16'5 (6.07m x 5.00m)  
Having secure electrically operated roller doors, tiled floor, wall-mounted Worcester gas fired central heating boiler, door giving access to the rear garden.

**Outside store:**

7'10 x 6'9 (2.39m x 2.06m)  
Having glazed window to rear, fitted shelving.

**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.

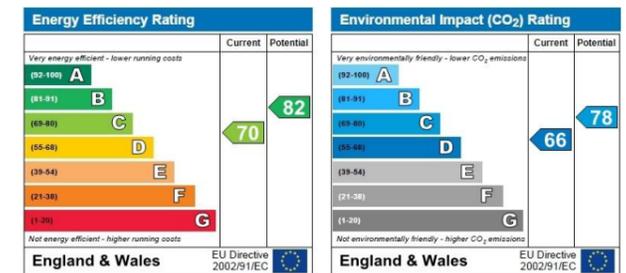
**Mortgage services:**

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**



**FLOOR PLANS**

