

2 The Furlongs, Bicton Heath, Shrewsbury, Shropshire,  
SY3 5FW

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**Offers In The Region Of £450,000**

Viewing: strictly by appointment through the agent



Occupying a lovely position on this modern development by renowned local builders Shropshire Homes. This is a modern, immaculately presented, spacious and well-appointed four bedroom detached house. The property boasts many pleasing features; a bay fronted lounge, attractive family kitchen/diner, utility room, four good sized bedrooms, en-suite shower room, landscaped part wall rear enclosed gardens and gas fired central heating. The Furlongs is a sought after residential location, within close proximity to excellent amenities, highly regarded schooling, and is well placed for easy access to the local bypass linking up to the M54 motorway network and medieval town centre of Shrewsbury. Early viewing comes highly recommended by the selling agent.

#### Accommodation

Storm porch, reception hallway, bay fronted lounge, modern family kitchen/diner, utility room, cloakroom, first floor landing, master bedroom with en-suite shower room, three further good sized bedrooms, modern family bathroom, front and part walled landscaped rear enclosed gardens, generous driveway, garage, upvc double glazing, gas fired central heating, Viewing is recommended.

Storm porch with lighting point and sealed composite double glazed entrance door gives access to:

#### Reception hallway

Having upvc double glazed window, radiator, wall mounted digital heating control panel.

Door from reception hallway gives access to:

#### Bay fronted lounge

17'6 max into bay x 11'1

Having walk-in double glazed bay window with pleasing aspect to front, two radiators, coal effect gas fire set to marble style hearth with matching fire surround, TV, telephone and SKY points.

Door from reception hallway gives access to:

#### Spacious family kitchen/diner

20'11 x 11'4

The dining area comprises: tiled floor, upvc double glazed French doors giving access to rear gardens, radiator. The kitchen area comprises: a range of contemporary eye level and base units with built-in cupboards and drawers, integrated fridge freezer, dishwasher, free standing Stoves double oven with separate warmer oven and five ring gas hob over with stainless steel cooker canopy, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, LED recessed spotlights to ceiling, upvc double glazed window to rear, tiled floor, under-stairs storage cupboard.

Door from family kitchen/diner gives access to:

#### Utility room

7'7 x 5'3

Having eye level and base units, fitted worktop with inset stainless steel sink with mixer tap over, gas fired central heating boiler, space for washing machine and tumber dryer, tiled floor, composite double glazed door giving access to rear gardens, wall mounted heated control panel, LED recessed spotlights to ceiling.

Door to:

#### Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, tiled floor, radiator, upvc double glazed window to side.

From reception hallway stairs rise to:

#### First floor landing

Having loft access, radiator, linen store cupboard housing pressurised water system.

From first floor landing doors give access to: Four good sized bedrooms and family bathroom.

#### Bedroom one

12'10 x 11'1 excluding en-suite recess

Having upvc double glazed window with pleasing aspect to front, radiator, built-in mirror fronted triple wardrobe, wall mounted heating control panel.

Door to:

#### En-suite shower room

Having tiled shower cubicle with mixer shower over, low flush WC, pedestal wash hand basin, shaver point, wall mounted extractor fan, LED spotlights to ceiling, upvc double glazed window to front, tiled floor.

#### Bedroom

11'7 x 10'3

Having upvc double glazed window to rear, radiator, built-in mirror fronted double wardrobe.

#### Bedroom

13'10 x 8'8

Having upvc double glazed window with pleasing aspect to front, radiator.

#### Bedroom

10'4 max x 7'10

Having upvc double glazed window to rear, radiator.

#### Family bathroom

Comprising a modern three piece white suite having panelled bath with mixer shower over, folding shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit, part tiled to walls, tiled floor, heated towel rail, upvc double glazed window to rear, shaver point, LED recessed spotlights to ceiling.

#### Outside

To the front of the property there is double width paved driveway which gives access to:

#### Garage

16'8 x 8'7 approx

Having up and over door, fitted power and light, double glazed service door to side.

To the front of the brick paved driveway is a further tarmac area which can be used for additional parking if required, To either side of the brick paved driveway there is lawned gardens.

Gated pedestrian side access then leads to the property's beautifully kept:

#### Rear gardens

Which comprise: paved patio area, brick bordered lawn garden with circular stoned pathway, timber pergola with paved patio seating area, outside lighting point, cold water tap, a variety of well established

flowers, bushes and trees. The rear gardens are enclosed by brick walling and timber fencing.

#### 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 E

#### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FLOORPLANS

