



2 Thorns Grove, Bicton Heath, Shrewsbury, Shropshire,
SY3 5BY

www.hbshrop.co.uk



Offers In The Region Of £329,995

Viewing: strictly by appointment
through the agent



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.
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Occupying a pleasing, private road/cul- de-sac position, this is a spacious, improved and well proportioned two / three bedroom detached bungalow. The property is situated within this favoured residential location and is well placed for easy reach of excellent local amenities, the Royal Shrewsbury Hospital, popular schooling and benefits from a frequent bus service into the historic town centre of Shrewsbury and the local by pass linking up to the M54 motorway network. The property will be of interest to a number of buyers and early viewing is recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, spacious lounge/diner, re-fitted kitchen/breakfast room, dining room/bedroom, UPVC double glazed conservatory, two further bedrooms, wet room, generous size low maintenance front and rear enclosed gardens, substantial driveway, large brick built detached garage, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

Entrance porch
Having tiled floor.

Wooden framed glazed door with glazed window to side gives access to:

Reception hallway
Having radiator, coving to ceiling, loft access, dado rail, linen store cupboard housing gas fired central heating boiler, wall mounted thermostat control unit.

Door from reception hallway gives access to:

Lounge/diner
26'1 x 11'6
Having two radiators, two UPVC double glazed windows to front, coving to ceiling.

Door from lounge/diner gives access to:

Re-fitted kitchen/breakfast room
16'11 x 11'0
Having a range of eye level and base units with built in cupboards and drawers, fitted wooden style worktop with inset 1 1/2 sink drainer unit with mixer tap over, integrated oven, four ring electric hob, space for upright fridge freezer, space for washing machine, two UPVC double glazed windows to rear, wall mounted extractor fan, UPVC double glazed door giving access to rear gardens, radiator, vinyl tiled effect floor covering, tiled splash surrounds, radiator.

Door from kitchen/breakfast room and door from reception hallway gives access to:

Dining room/ bedroom three
11'1 x 9'0
Having radiator, coving to ceiling, dado rail.

UPVC double glazed French doors from dining room/bedroom gives access to:

UPVC double glazed conservatory
9'4 x 8'11
Having brick base, range of UPVC double glazed windows overlooking

the property's rear gardens, UPVC double glazed doors giving access to rear gardens, radiator.

Doors from reception hallway then give access to: Two further bedrooms and wet room.

Bedroom one
10'11 x 10'2
Having UPVC double glazed window to front, radiator, fitted double and single wardrobe with eye level storage cupboards above and centralised chest of drawers.

Bedroom two
11'7 x 10'1
Having fitted double and single wardrobe with eye level storage cupboards above, UPVC double glazed window to rear, radiator, coving to ceiling.

Wet room
Having wall mounted electric shower, wash hand basin, low flush WC, fully tiled to walls, extractor fan to ceiling, heated chrome style towel rail, wall mounted pull cord electric heater.

Outside
The property is situated on a private road which then gives access to a large tarmacadam driveway providing ample off street parking for a number of vehicles. The front gardens of the property are mainly stoned providing low maintenance and having mature shrubs and bushes. Pathway gives access to front door with outside lighting point. From the driveway access is then given to:

Large detached brick built garage
Having up and over door, two glazed windows and service door to side. In between the bungalow and garage pedestrian access then leads to the property's

Generous size rear gardens
Having paved patio, brick paved sun terrace, low maintenance stoned sections, fruit trees, raised beds with a variety of mature shrubs, plants and bushes. The rear gardens are enclosed 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

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).

Referral fee disclaimer

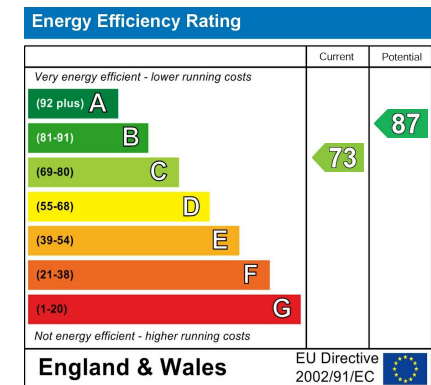
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION



FLOORPLANS

