

27 Foxley Grove, Bicton Heath, Shrewsbury, Shropshire,  
SY3 5DF

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Occupying a pleasing cul-de-sac position, this is an improved, spacious and extended five bedroom detached house, which offers well proportioned living accommodation throughout which will appeal to many buyers. The property is situated within this favoured residential location, close to local amenities, schooling, the Royal Shrewsbury Hospital and has good access to the local bypass which then links up to the M54 motorway network and Shrewsbury town centre. Early viewing comes highly recommended by the selling agent. NO UPWARD CHAIN.

The accommodation briefly comprises of the following: Entrance hallway, extended lounge, dining room, garden room, re-fitted kitchen. re-fitted utility/breakfast room, inner hallway, cloakroom, first floor landing, master bedroom with ensuite bathroom, four further bedrooms, family bathroom, front and south westerly facing rear enclosed gardens, driveway, garage, UPVC double glazing, gas fired central heating, solar panels, cul-de-sac position. Property no upward chain.

The accommodation in greater detail comprises:

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

**Entrance hallway**  
Having wood effect flooring.

Wooden framed glazed door from entrance hallway gives access to:

**Extended lounge**  
16'4 x 14'8 max  
Having UPVC double glazed window to front, wood effect flooring, coving to ceiling, attractive log effect electric stove set to a contemporary fire surround, radiator.

Wooden framed glazed door from extended lounge gives access to:

**Dining room**  
12'11 max into staircase recess x 9'0  
Having radiator, coving to ceiling, wood effect flooring.

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

**Garden room**  
10'8 x 8'8  
Having attractive period style floor, range of UPVC double glazed windows, remote control fitted ceiling fan with built-in light.

Door from dining room gives access to:

**Re-fitted kitchen**  
12'0 x 6'5  
And comprises: A range of re-fitted contemporary eye level and base units with built-in cupboards and drawers, integrated double oven, four ring induction hob with cooker canopy over, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, wood effect flooring, tiled splash surrounds, recessed spotlights to ceiling, UPVC double glazed window to rear, glass display cabinet, space for upright fridge freezer.

Arch from re-fitted kitchen gives access to:

**Re-fitted utility room/breakfast room**  
9'8 x 8'5  
Having contemporary eye level units, base units, fitted wooden style worktop with inset circular sink with mixer tap over, tiled splash surrounds, wood effect flooring, space for range of appliances, UPVC double glazed window overlooking rear gardens, double glazed door which has integrated blind giving access to rear gardens, fitted breakfast bar with tiled splash surround.

Part glazed wooden framed door from utility room/breakfast room gives access to:

**Inner hallway**  
Having wood effect flooring, service door to garage.

Door from inner hallway gives access to:

**Cloakroom**  
Having low flush WC, wash hand basin, glazed window to side, vinyl floor covering, radiator.

From dining room stairs rise to:

**First floor landing**  
Having loft access, two shelved storage cupboard (one of which housing the Worcester gas fired central heating boiler.

Doors from first floor landing then give access to: Five bedrooms and re-fitted bathroom.

**Bedroom one**  
14'10 x 8'5  
Having UPVC double glazed window to front, wood effect flooring, radiator, coving to ceiling, fitted ceiling fan with built-in lights.

Door from bedroom one gives access to:

**Ensuite bathroom**  
Having a jacuzzi style bath with shower attachment off mixer tap, wash hand basin with mixer tap over and storage cupboard below, low flush WC, fully tiled to walls, UPVC double glazed window to side, heated chrome style towel rail, vinyl floor covering, coving to ceiling.

**Bedroom two**  
9'10 x 9'1  
Having UPVC double glazed window to front, radiator, built-in wardrobe.

**Bedroom three**  
9'11 x 9'1  
Having UPVC double glazed window to rear, radiator, wood effect flooring, large built-in mirror fronted wardrobe, coving to ceiling.

**Bedroom four**  
8'5 x 8'0  
Having UPVC double glazed window to rear, radiator.

**Bedroom five**  
6'10 x 6'8  
Having UPVC double glazed window to front, radiator.

**Re-fitted bathroom**  
Having a three piece suite comprising: Panel bath with electric shower over, pedestal wash hand basin, low flush WC, tiled floor, fully tiled to walls, UPVC double glazed window to rear, heated chrome style towel rail, tiled floor.

**Outside**  
To the front of the property new guttering and downpipes just been installed on new fascia boards, also there is a lawn garden with brick edge resin driveway which then gives access to:

**Garage**  
14'8 x 8'7  
Having electrically operated roller door, fitted power and light.

**Solar panels**  
The vendor informs us that property benefits from solar panels. The solar panel control system (wall-mounted switch) can be found in the garage, along with 12 solar panels, with battery storage.

Gated side access then leads to the property's:

**South westerly facing rear gardens**  
Which comprises: Indian sandstone paved patio area, lawn garden, bark area, inset shrubs, plants and bushes, outside lighting point, cold water tap. The rear gardens are enclosed by 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. Full fibre broadband is installed.

#### 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).

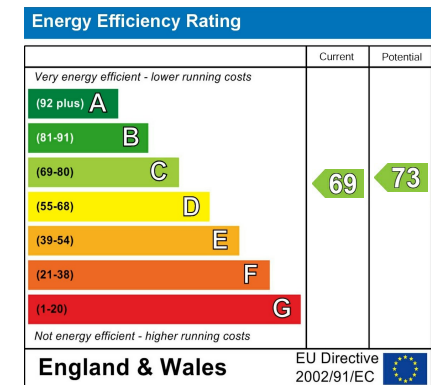
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