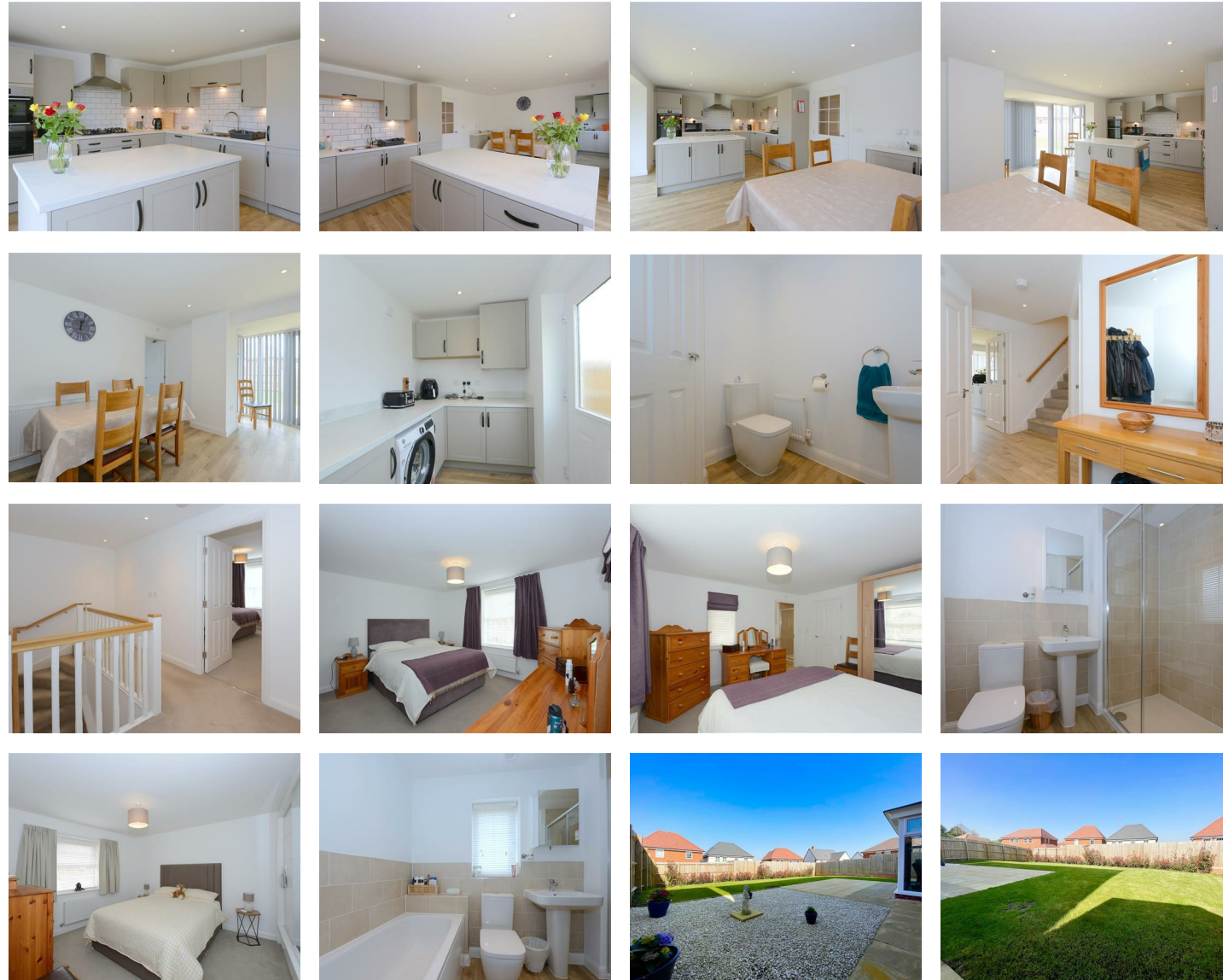


14 Morris Grove, Bicton Heath, Shrewsbury, Shropshire,
SY3 5FP

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
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An opportunity has arisen to acquire this attractive, spacious and beautifully presented, recently constructed four double bedroom detached bay fronted house. The property has undergone many upgrades/improvements by its existing vendors and occupies a large plot. This David Wilson Homes site is within walking distance of good local amenities, local schooling and is within easy reach of the local bypass linking up to the M54 motorway network and the Shrewsbury town centre. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, bay fronted lounge, upgraded attractive modern kitchen/diner, utility room, large first floor landing, master bedroom with stylish en-suite shower room, three further double bedrooms, family bathroom, low maintenance front garden, large rear enclosed gardens, double width tarmacadam driveway, garage, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Entrance door

With UPVC double glazed window above gives access to:

Reception hallway

Having radiator, vinyl wood effect floor covering, wall mounted digital control panel, LED recessed spotlights to ceiling.

From reception hallway door gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, vinyl wood effect floor covering, radiator, recessed spotlights, extractor fan to ceiling useful store cupboard.

From reception hallway gives access to:

Bay fronted lounge

16'7 max into bay x 12'6

Having walk-in UPVC double glazed bay window to front, UPVC double glazed window to side, two radiators, useful under-stairs storage cupboard.

Door from reception hallway gives access to:

Modern upgraded L shaped kitchen/diner

19'0 x 15'11 max

The kitchen area comprises: a range of attractive eye level and base units with built-in cupboards and drawers, integrated fridge freezer, dishwasher, double oven, five ring gas hob with stainless steel cooker canopy over, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, under unit lighting, LED recessed spotlights to ceiling, kitchen island with fitted worktop and built-in drawers and cupboard, bay with UPVC double glazed windows and UPVC double glazed French doors giving access to rear gardens.

The dining area comprises: radiator, LED recessed spotlights to ceiling, further storage cupboard, vinyl wood effect floor covering.

Door from kitchen/diner gives access to:

Utility room

9'4 x 5'7

Having eye level and base units, cupboard housing gas fired central heating boiler, fitted worktops, vinly wood effect floor covering, radiator, double glazed door giving access to rear gardens, recessed spotlights to ceiling.

From reception hallway stairs rise to a:

Large first floor landing

Having LED recessed spotlights to ceiling, radiator, loft access with pull down ladder leading to a partially boarded spacious loft area with light, cupboard housing pressurised water system.

Door from first floor landing then give access to Four double bedrooms and family bathroom.

Bedroom one

12'6 x 12'1

Having two UPVC double glazed windows, radiator. free standing mirror fronted double wardrobe.

Door from bedroom one gives access to:

Modern en-suite shower room

Having large tiled shower cubicle with mixer shower over, pedestal wash hand basin, low flush WC, part tiled to walls, shaver point, UPVC double glazed window to front, vinyl wood effect floor covering, mirror fronted bathroom cabinet, LED recessed spotlights and extractor fan to ceiling.

Bedroom two

11'4 x 10'8

Having UPVC double glazed window to front, radiator, wall mounted heating control panel, free standing mirror fronted double wardrobe with storage drawers below.

Bedroom three

11'7 max into recess reducing down to 9'7 x 10'1

Having UPVC double glazed window to rear, radiator.

Bedroom four

11'9 x 8'7

Having UPVC double glazed window to rear, radiator.

Family bahtroom

Having a four piece suite comprising: panel bath, tiled shower cubicle with mixer shower over, low flush WC, pedestal wash hand basin with mixer tap over, mirror fronted bathroom cabinet, UPVC double glazed window to rear, part tiled to walls, vinyl wood effect floor covering, towel rail, LED recessed spotlights and extractor fan to ceiling.

Outside

To the front of the property there is a low maintenance stone garden. To the side of this there is a double width tarmacadam driveway which gives access to:

Garage

16'11 x 9'0

Having up and over door, fitted power and light. Gated side access to both side of the property then leads to the property's:

Large rear gardens

Having extensive paved patio/sun terrace, outside lighting points, cold water tap, lawn garden. The rear gardens are enclosed.

AGENTS NOTE

There is a service/management charge for the up keep of the development which is £100 per annum.

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).

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.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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		93
(81-91) B	84	
(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

