



16 Corner Lane, Bicton Heath, Shrewsbury, Shropshire, SY3 5BZ

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Holland Broadbridge 5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

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Offers In The Region Of £295,000

Viewing: strictly by appointment through the agent

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Occupying a particularly secluded position, on a private driveway within a lovely cul-de-sac position, this is a deceptively spacious and well proportioned two bedroom detached bungalow. The property boasts pleasing features some of which include: generous size lounge/diner, attractive kitchen, upvc double glazed garden room, generous size gardens, driveway and garage. The property is within easy reach of excellent local amenities, the Royal Shrewsbury Hospital and is well placed for access to the county town of Shrewsbury. Early viewing comes highly recommended by the selling agent.

Accommodation

Entrance porch, reception hallway, spacious lounge/diner, attractive kitchen, upvc double glazed garden room, two bedrooms, re-fitted shower room, front, side and generous rear enclosed gardens, driveway, garage, gas fired central heating, Viewing is recommended.

Upvc double glazed double doors give access:

Entrance porch

Having tiled floor.

Wooden framed glazed door then gives access to:

Reception hallway

Having coving to ceiling, radiator, loft access, cupboard housing fired central heating boiler.

From reception hallway door gives access to:

Lounge/diner

16'11 x 14'1
Having upvc double glazed sliding patio door giving access to rear gardens, two radiators, coving to ceiling, single glazed bullseye window to side, decorative brick effect hearth with matching fire surround and tiled mantle.

Door from lounge/diner gives access to:

Kitchen

9'2 x 8'2
Having attractive eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink, space for appliances, vinyl wood effect floor covering, wall mounted electric heater, glazed window and tiled splash surrounds.

Part glazed door from kitchen gives access to:

Upvc double glazed garden room

8'7 x 7'1
Having brick base, range of upvc double glazed windows, polycarbonated roof, vinyl wood effect floor covering and upvc double glazed door giving access to rear gardens.

From reception hallway door gives access to: two double bedroom and re-fitted shower room.

Bedroom

10'1 x 9'3
Having fitted double wardrobes, upvc double glazed window to front, radiator.

Bedroom

9'11 x 9'3
Having upvc double glazed window to side, radiator.

Re-fitted shower room

Having large walk-in shower cubicle, pedestal wash hand basin, low flush WC, vinyl wood effect floor covering, single glazed window to side, heated chrome style towel rail.

Outside

To the front of the property there is a lawned garden with inset shrubs and tarmacadam driveway to side which gives access to:

Garage

16'6 x 8'11
Having up and over door, glazed window to side, fitted power and light.

To the side of the bungalow there is a lawned garden with mature shrubs.

Access is then gained to the property's:

Generous sized rear gardens

Having paved patio area with outside cold tap, lawned gardens, raised decked area, a variety of shrubs, plants and bushes. The rear gardens are enclosed.

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 C

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

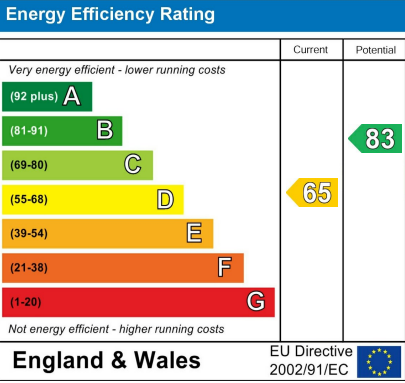
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.

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Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

