

31 Barn Owl Way, Bicton Heath, Shrewsbury, Shropshire,
SY3 5FA

www.hbshrop.co.uk



£255,000

Viewing: strictly by appointment
through the agent



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
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Occupying a lovely cul-de-sac position, this is a beautifully presented and deceptively spacious three bedroom, modern end of terrace house. This small development was constructed by renown local builders Shropshire Homes and is situated within this popular residential location, close to excellent local amenities including the Royal Shrewsbury Hospital and is well placed for easy access to the local bypass. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, modern kitchen/diner, first floor landing, three bedrooms, bathroom, low maintenance front garden, landscaped rear enclosed gardens, two allocated car parking spaces, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Entrance hallway
Having radiator.

Door gives access to:

Cloakroom
Having low flush WC, pedestal wash hand basin with mixer tap over and tiled splash surrounds, vinyl wood effect floor covering, UPVC double glazed window to front.

Door from entrance hallway gives access to:

Lounge
14'9 x 14'8 max into staircase recess
Having UPVC double glazed window to front, radiator, wall mounted Hive heating system.

Door from lounge gives access to:

Modern kitchen/diner
14'6 x 10'9
Having attractive eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset stainless steel sink with mixer tap over, integrated oven, four ring gas hob with stainless steel cooker canopy over, recessed spotlights to ceiling, glass display cabinet, tiled floor, cupboard housing gas fired central heating boiler, UPVC double glazed window to rear, UPVC double glazed doors giving access to rear gardens, shelved understairs storage cupboard, radiator, space for upright fridge freezer, space for washing machine.

From lounge stairs rise to:

First floor landing
Having UPVC double glazed window to side, loft access.

Doors from first floor landing then give access to: Three bedrooms and bathroom.

Bedroom one
12'3 x 8'1
Having UPVC double glazed window to front, radiator, large built-in wardrobe.

Bedroom two
11'3 x 8'2
Having UPVC double glazed window to rear, radiator, built-in wardrobe.

Bedroom three
8'2 x 6'3
Having UPVC double glazed window to rear, radiator.

Bathroom
Having a three piece suite comprising: Panel bath with mixer shower over, glazed folding shower screen to side, wash hand basin with mixer tap over and storage cupboard below, low flush WC, over stairs linen store cupboard with pressurised water system, UPVC double glaze window to front, shaver point, part tiled to walls, vinyl wood effect floor covering, radiator, wall mounted extractor fan.

Outside
To the front of the property there is a low maintenance stoned frontage with paved pathway giving access to front door and two allocated car parking spaces.

Gated pedestrian side access then leads to the property's low maintenance landscaped:

Rear gardens
Having paved sun terrace, paved pathway, artificial lawn garden, low maintenance stone section, timber garden shed. 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.

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

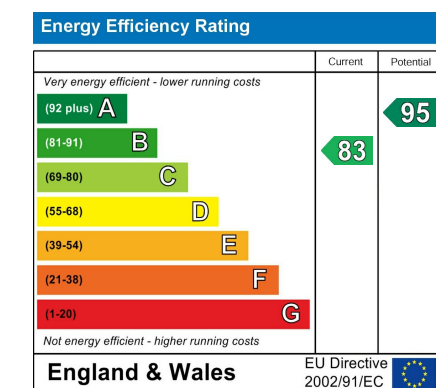
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

