



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

www.hbshrop.co.uk



£255,000

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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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 renowned 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

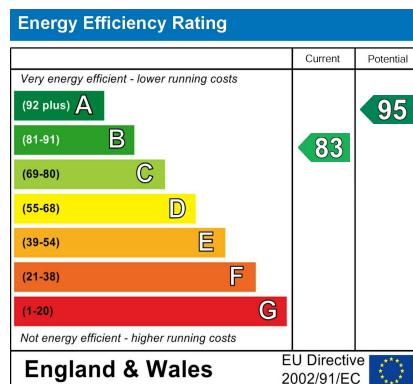
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

