



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

www.hbshrop.co.uk



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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.
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Offers In The Region Of £260,000

Viewing: strictly by appointment through the agent

Occupying a pleasing position with the added benefit of NO UPWARD CHAIN, this is a modern, well proportioned and deceptively spacious three bedroom semi detached house. The property is situated on this small select modern development, constructed by renowned local builders Shropshire Homes and is close to excellent local amenities including the Royal Shrewsbury Hospital, Oxon C of E infants and Junior school, Co op supermarket, Takeaway outlets and Public houses. Commuters will be pleased to know that access to the local bypass is easily accessible which then links up to the M54 motorway network. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, kitchen/diner, first floor landing, three bedrooms, bathroom, front and low maintenance landscaped rear gardens, two allocated car parking spaces, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Entrance hallway

Having wood effect flooring, radiator.

Door to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over and tiled splash surrounds, tiled floor, radiator, 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, wood effect flooring, radiator, TV aerial point, Telephone point, spotlights to ceiling, wall mounted digital heating control panel.

Part glazed door from lounge gives access to:

Kitchen/diner

14'6 x 10'9
Having eye level and base units, built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, space for appliances, fitted worktops with inset 1 1/2 stainless steel sink drainer unit and mixer tap over, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, understairs shelved store cupboard, tiled floor, radiator, spotlights to ceiling, cupboard housing gas fired central heating boiler.

From lounge stairs rise to:

First floor landing

Having UPVC double glazed window, loft access.

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

Bedroom one

12'4 x 8'2

Having UPVC double glazed window to front, radiator, built-in mirror fronted double wardrobe, wall mounted digital heating control panel, TV aerial point.

Bedroom two

11'3 x 8'2

Having UPVC double glazed window to rear, radiator, shelved store cupboard.

Bedroom three

8'1 x 6'3

Having UPVC double glazed window to rear, radiator.

Bathroom

Having a three piece white suite comprising: Panel bath with mixer shower over and glazed shower screen to side, low flush WC, pedestal wash hand basin with mixer tap over, part tiled to walls, wall mounted extractor fan, radiator, tiled floor, UPVC double glazed window to front, over stairs store cupboard housing pressurised water system.

Outside

To the front of the property there is two allocated car parking spaces. The front gardens have a paved pathway giving access to front door with lawn gardens. Gated side access then leads to the property's:

Low maintenance rear gardens

Having compressed paved patio area, artificial lawn garden, raised beds with inset shrubs, timber garden shed, outside lighting point and cold water tap. 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.

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		96
(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

