HOLLAND BROADBRIDGE

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4 Chapel Hill, Bicton Heath, Shrewsbury, Shropshire, SY3 5AT

www.hbshrop.co.uk









Offers In The Region Of £495,000

Viewing: strictly by appointment through the agent

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

t: **01743 357000**
e: **sales@hbshrop.co.uk**

The Property Ombudsman

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A spacious, well proportioned and neatly presented four bedroom detached house, occupying an attractive end of private driveway position within this highly regarded residential area. The property provides generous and versatile accommodation throughout, making it an excellent choice for families seeking a comfortable convenient located home. The accommodation offers well balanced living space together four good size bedrooms, providing plenty of flexibility for family living, working from home or accommodating guests. The property is complimented by the attractive gardens, a generous driveway and double garage. Bicton Heath is a popular residential location on the western outskirts of Shrewsbury and easy access to the surrounding area. A range of amenities can be found nearby, including local shops, supermarkets, schools, leisure facilities and health care services. Commuters will be pleased to know that easy access to the local bypass linking up to the wider road network is readily accessible from the property. Early viewing coms highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, lounge, separate dining room, refitted kitchen/breakfast room, utility room, inner hallway, study/gym, first floor landing, four bedrooms, refitted family shower room, generous size brick paved driveway providing ample off street parking for a number of vehicles, large double garage, front, side and attractive rear enclosed gardens, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Wooden leaded glazed entrance door gives access to:

Entrance porch
Having UPVC double glazed windows, tiled floor.

Part leaded glazed door gives access to:

Reception hallway
Having coving to ceiling, radiator, understairs recess.

Door from reception hallway give access to:

Cloakroom
Having low flush WC, pedestal wash hand basin, tiled floor, glazed window, radiator, coving to ceiling.

Door from reception hallway gives access to:

Lounge
18'1 x 13'4
Having UPVC double glazed windows to front and rear of property, two radiators, wall mounted contemporary living flamed gas fire.

Door from reception hallway gives access to:

Dining room
11'4 x 10'10
Having UPVC double glazed window to rear, radiator, coving to ceiling.

Door from reception hallway gives access to:

Refitted kitchen/breakfast room
11'5 x 11'0
Having a range of eye level and base units with built-in cupboards and drawers, integrated double oven, fridge, four ring electric hob with concealed cooker canopy over, tiled floor, radiator, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, UPVC double glazed window to rear, tiled splash surrounds.

Door from kitchen/breakfast room gives access to:

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Utility room
11'10 x 7'6
Having fitted worktop, sink with mixer tap over and storage cupboard below, space for appliances, tiled floor, tiled splash surrounds, UPVC double glazed window to rear, UPVC double glazed door giving access to rear garden.

Door from utility room gives access to:

Inner hallway
Having service door to double garage.

Door from inner hallway gives access to:

Study/Gym
10'2 x 9'10
Having UPVC double glazed window to rear, coving to ceiling, vinyl floor covering.

From reception hallway stairs rise to:

First floor landing
Having UPVC double glazed window with a pleasing aspect to front, coving to ceiling, linen store cupboard housing Worcester gas fired central heating boiler.

Doors from first floor landing then give access to: Four bedrooms and refitted family shower room.

Bedroom one
13'4 x 11'3
Having UPVC double glazed window overlooking the property's rear gardens, radiator, coving to ceiling.

Bedroom two
10'5 x 9'3 excluding recess
Having UPVC double glazed window overlooking the property's rear gardens, radiator, built-in double wardrobe, coving to ceiling.

Bedroom three
13'0 x 9'9
Having UPVC double glazed window overlooking the property's rear gardens, radiator, coving to ceiling, loft access.

Bedroom four
9'9 x 6'5
Having UPVC double glazed window with a pleasing aspect to front.

Refitted family showe room
Having a large walk-in shower cubicle with drench shower over and hand-held shower attachment off, wash hand basin set to vanity unit, low flush WC with hidden cistern, vinyl f oor covering, heated towel rail, recessed LED spotlights to ceiling, UPVC double glazed window to front, shaver point.

Outside
The property occupies a pleasing position towards the top of a private road. To the front of the property there is a generous brick paved driveway providing ample off street parking for a number of vehicles. To the side of the driveway there is a stone a patio area with inset shrubs to the other side there is mature conifers. From the driveway access is given to:

Double garage
19'2 x 18'0
Having two up and over doors, two UPVC double glazed windows. To the side of the garage there is a vegetable plot with paved pathway leading to of the garage with mature shrubs which in turn leads to the property's:

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Good size well established rear gardens
Which comprise: Crazy paved patio area, raised lawn gardens, an array of specimen shrubs, plants, bushes and trees, feature garden pond, paved sun terrace with glazed greenhouse, gated rear pedestrian access. The rear gardens are enclosed by fencing with concrete posts.

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.

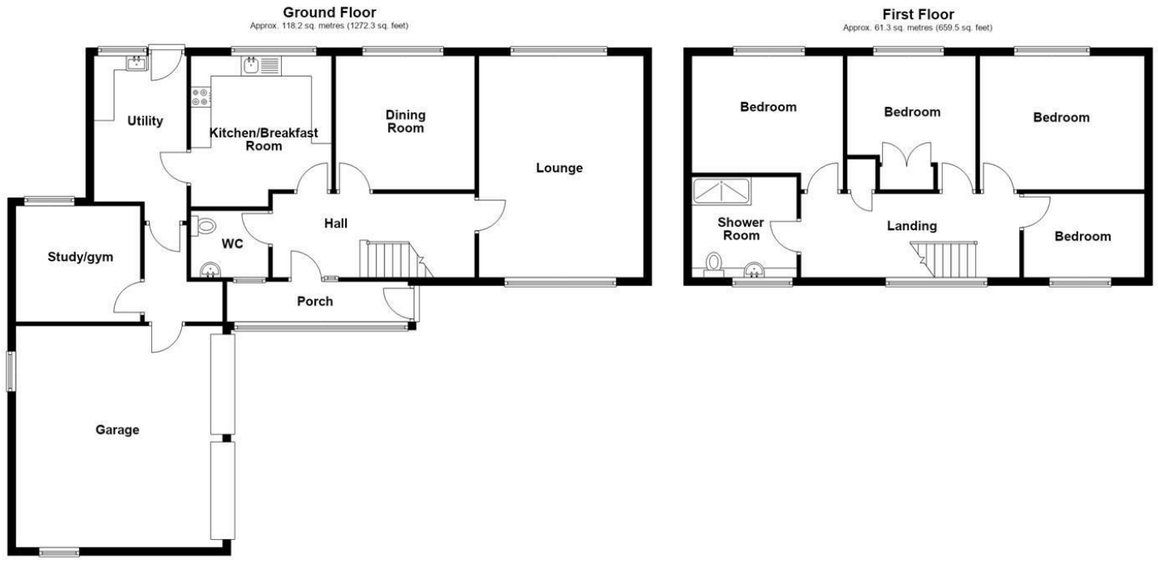
COUNCIL TAX BAND E

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).

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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.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



Total area: approx. 179.5 sq. metres (1931.8 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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