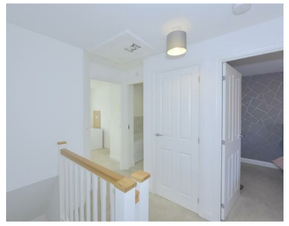
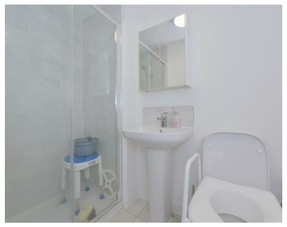
HOLLAND BROADBRIDGE










The Property Ombudsman

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
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HOLLAND BROADBRIDGE

17 Morris Grove, Bicton Heath, Shrewsbury, Shropshire, SY3 5FP

www.hbshrop.co.uk







Offers In The Region Of £280,000

Viewing: strictly by appointment through the agent

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e: **sales@hbshrop.co.uk**

HOLLAND BROADBRIDGE

17 Morris Grove, Bicton Heath, Shrewsbury, Shropshire, SY3 5FP

Offers In The Region Of

£280,000

Occupying a pleasing position on this recently constructed residential development by David Wilson Homes, this is a deceptively spacious and well proportioned modern three bedroom semi detached house. The property is situated within this popular and highly convenient residential location, close proximity to excellent local amenities and well placed for easy access to the Shrewsbury town centre. Commuters will be pleased to know that the local bypass is readily accessible linking up to the wider motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Hallway, cloakroom, lounge, inner hallway, modern kitchen/diner with a range of built-in appliances, first floor landing, master bedroom with ensuite shower room, two further bedrooms, family bathroom, two allocated car parking spaces with electric car charging point, landscaped southerly facing rear enclosed gardens, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

PVC entrance door with UPVC double glazed windows above gives access to:

Entrance hallway
Having radiator.

Door from entrance hallway gives access to:

Claokroom
Having low flush WC, pedestal wash hand basin with mixer tap over and tiled splash surrounds, vinyl wood effect floor covering, radiator.

Door from entrance hallway gives access to:

Lounge
15'0 x 11'10
Having UPVC double glazed window to front, two radiators, understairs storage cupboard, media wall with inset attractive log effect fire.

Door from lounge gives access to:

Inner hallway
Having radiator.

From inner hallway door gives access to:

Modern kitchen/diner
15'5 x 10'7 max reducing down to 8'4 min
And comprises: A range of attractive eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob with stainless steel cooker canopy over, integrated fridge freezer, dishwash, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, cupboard housing gas fired central heating boiler, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, space for American style fridge freezer, radiator, vinyl wood effect floor covering

From inner hallway stairs rise to:

First floor landing
Having loft access, linen store cupboard.

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

Bedroom one
10'7 x 10'7 max
Having two UPVC double glazed windows to rear, radiator.
Door from bedroom one gives access to:

Ensuite shower room
Having tiled shower cubicle, low flush WC, pedestal wash hand basin, tiled floor, mirror fronted bathroom cabinet, shaver point, heated towel rail.

Bedroom two
12'7 max x 8'0
Having UPVC double glazed window to front, radiator.

Bedroom three
7'5 x 7'1
Having UPVC double glazed window to front, radiator.

Bathroom
Having a modern three piece suite comprising: panel bath, low flush WC, pedestal wash hand basin, tiled floor, mirror fronted bathroom cabinet, wall hung heated towel rail, extractor fan to ceiling.

Outside
To the front of the property there is two allocated car parking spaces.

Rear gardens
The rear gardens offer a southerly facing aspect having gated pedestrian side access, raised decked area, lawn garden, former vegetable plot, small paved patio area, outside cold tap. The rear gardens are enclosed by fencing.

AGENTS NOTE
There is a management charge for the up keep of the development which is currently £150 per annum.

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

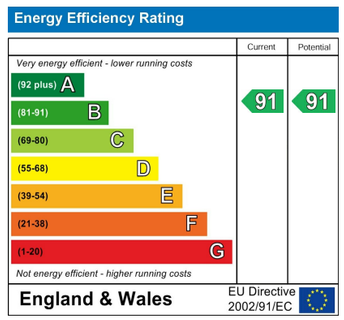
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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



FLOORPLANS



Total area: approx. 74.8 sq. metres (805.4 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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