



**16 Melbourne Rise, Bicton Heath, Shrewsbury, SY3 5DA**

3 bedroom semi-detached house — £295,000 Freehold



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Coopergreenpooks.co.uk

£295,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

**This beautifully presented semi-detached house has been extended and fully renovated within the last five years, creating a thoughtfully-designed family home, finished to a high standard throughout, while benefitting from a purpose-built home office, large detached garage, landscaped south facing garden and driveway parking.**

### KEY FEATURES

- Very practical entrance porch opening to a good-sized living room with bow window to front and useful under stairs storage
- Impressive open plan kitchen/dining/family room with bespoke fitted cupboards, feature roof lantern, and glazed double doors onto the rear garden allowing plenty of natural light
- A range of well-fitted units to the kitchen area, complete with integrated appliances, quartz work surfaces, island unit and breakfast bar
- There is also a cloakroom/WC on the ground floor
- On the first floor is a master bedroom with built-in wardrobes, two further bedrooms and a modern family bathroom with shower, as well as additional storage on the landing
- uPVC double glazed windows and gas fired central heating throughout
- Attractively landscaped south facing rear garden, laid to artificial lawn with paved sun terrace and gated access to side
- The versatile home office has been purpose-built to create the perfect space to work from home, or could easily be used as a summer house, studio or gym
- To the side of the property is a private driveway providing parking for at least two cars and access to the large detached garage, which has an electric roller shutter door
- This property has been fully renovated over the last 5 years with works including a new kitchen, heating system and electrics, flooring and décor, extended accommodation and building of the home office etc. Within the last 2 years, the property has had new windows, a new garage door, and new fascias and guttering etc.
- Located on a quiet cul-de-sac within a popular residential area, a short distance from excellent schools, local amenities, the Royal Shrewsbury Hospital, road links via the bypass, and less than two miles from the town centre

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Shrewsbury  
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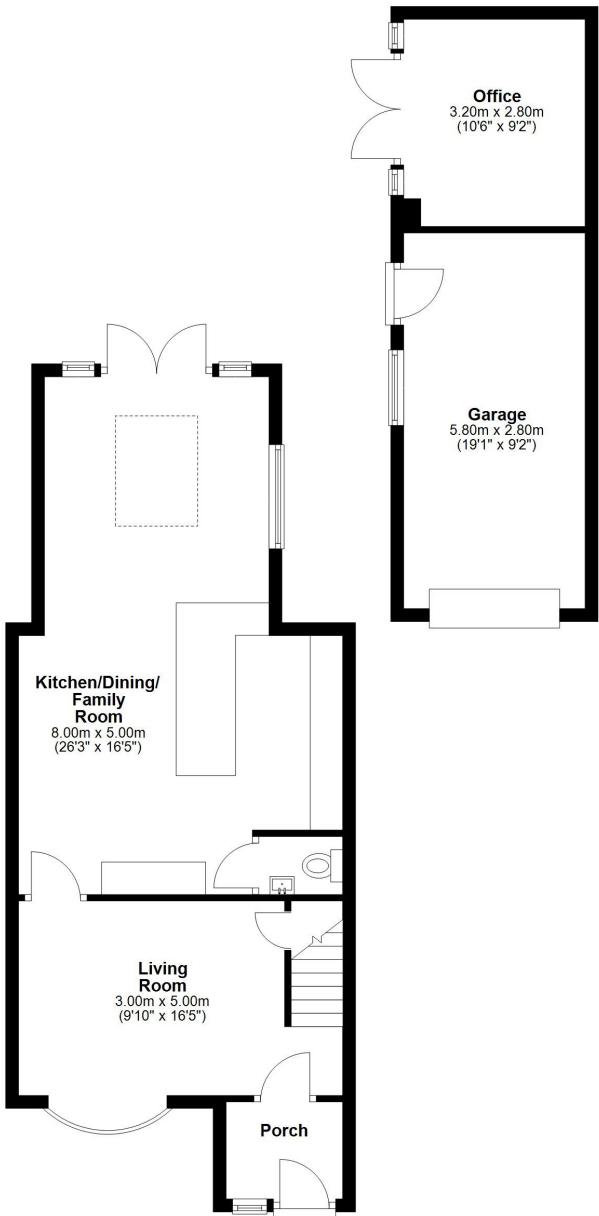
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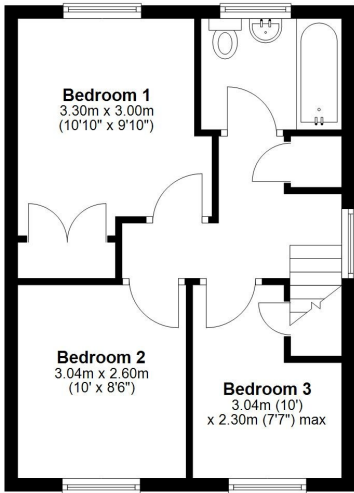
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Ground Floor  
Approx. 78.1 sq. metres (840.1 sq. feet)



First Floor  
Approx. 35.7 sq. metres (383.8 sq. feet)



Total area: approx. 113.7 sq. metres (1223.9 sq. feet)



















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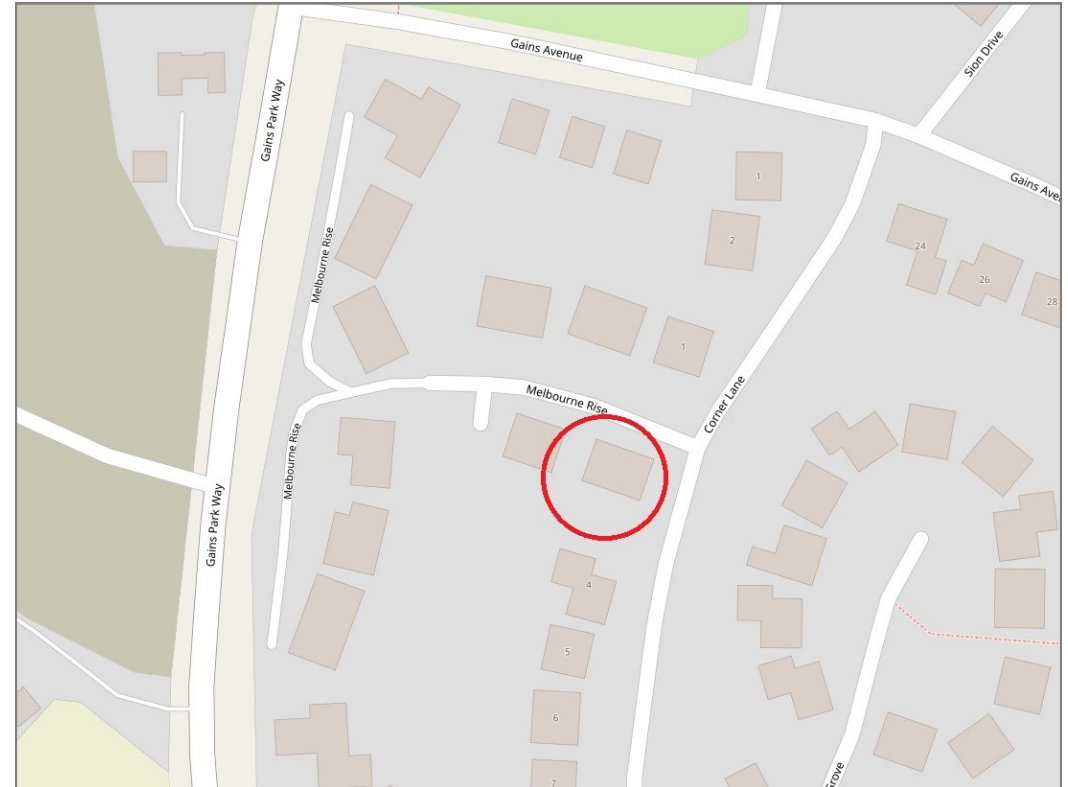
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**BOUNDARIES NOT CONFIRMED**



Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>TBC</b>
Services	<b>All mains services are connected</b>

 **Expert mortgage advice available**

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Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

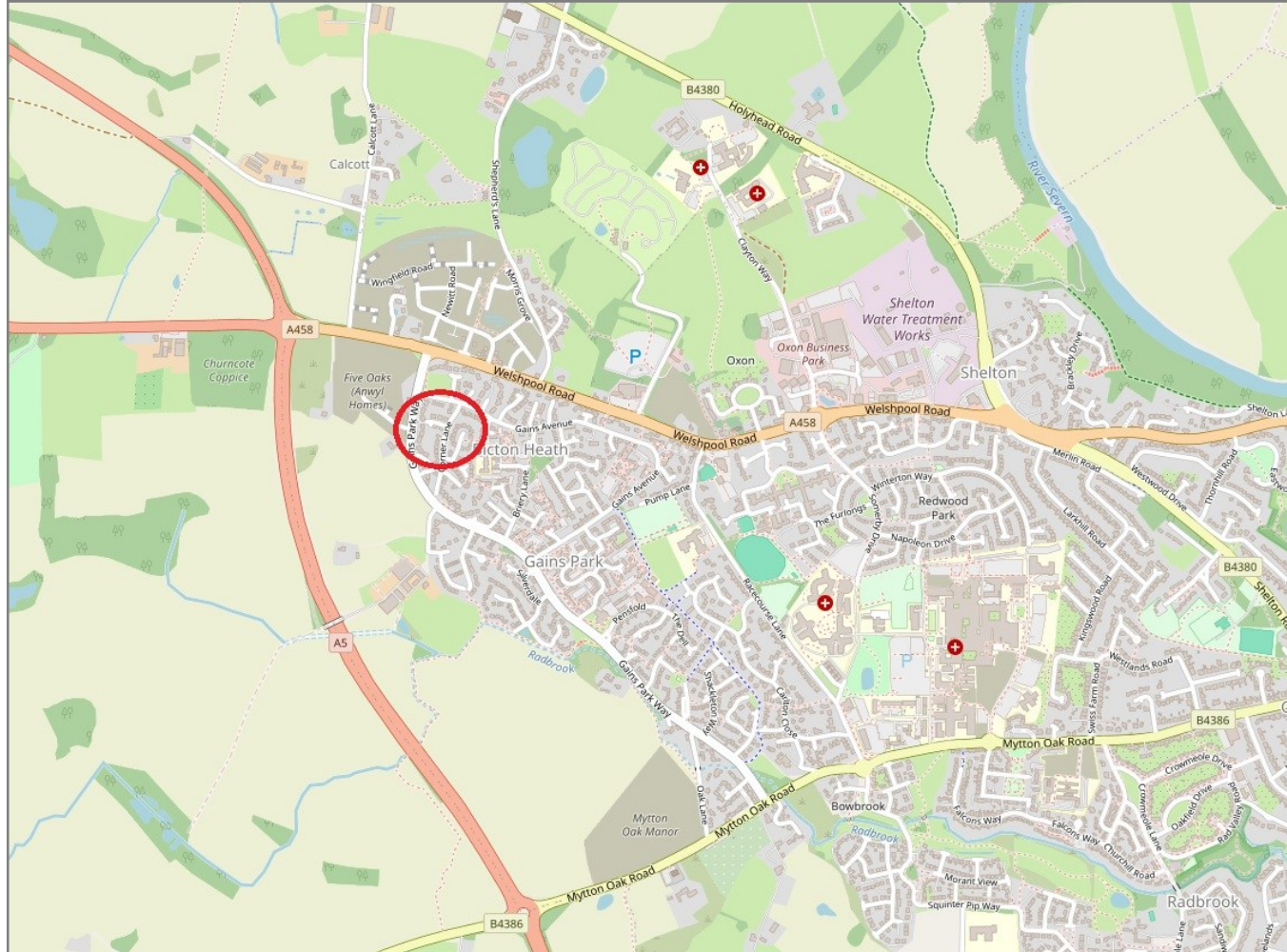


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