



**22 Silverdale, Bicton Heath, Shrewsbury, SY3 5EY**

2 bedroom detached house—£285,000 Freehold

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sales@cgpooks.co.uk

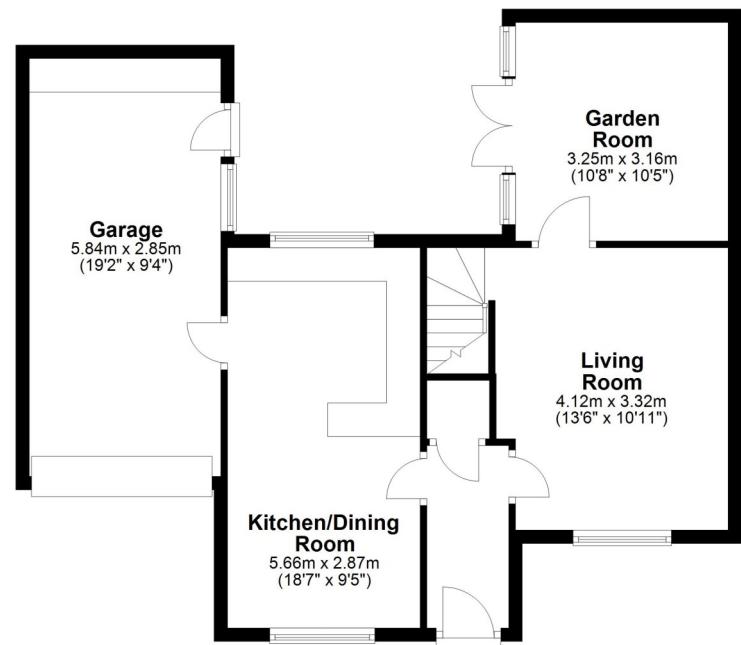
This extensively improved detached house is in a lovely quiet and private cul de sac setting, whilst having impressive accommodation with an attractively landscaped garden

## KEY FEATURES

- Stylishly presented interior with improvements such as oak doors and beautiful parquet flooring
- Entrance hall with built in storage
- Living room which has a feature limestone fire surround, window to front and door connecting to garden room
- Garden room with vaulted ceiling, windows and glazed double doors to the covered terrace and garden.
- Well fitted open plan kitchen/dining room with tiled flooring to kitchen area and boarded flooring to dining
- On the first floor there is a light landing area, 2 double bedrooms and a bathroom
- Replacement double glazed windows and gas fired central heating
- Block paved area and driveway to the front and side of the property, which provides parking and also access to the adjoining good-sized garage, which has a utility area, as well as a window and door to rear garden. There is also gated access to a useful enclosed storage area on the other side of the property which provides space for bins etc, whilst also having a garden store
- Nicely landscaped rear garden, which is mainly lawned with 2 paved terraces, one of which being covered
- Great location, within walking distance of open countryside, Oxon primary school and local shopping complexes.
- Sold with no upward chain.

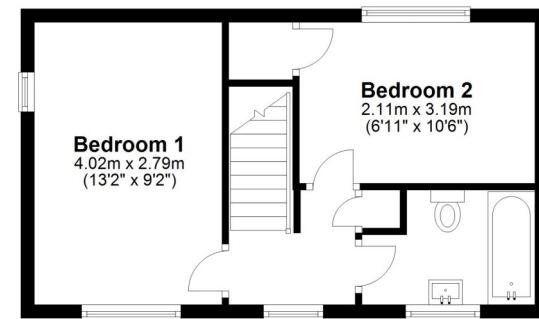
## Ground Floor

Approx. 66.1 sq. metres (711.1 sq. feet)



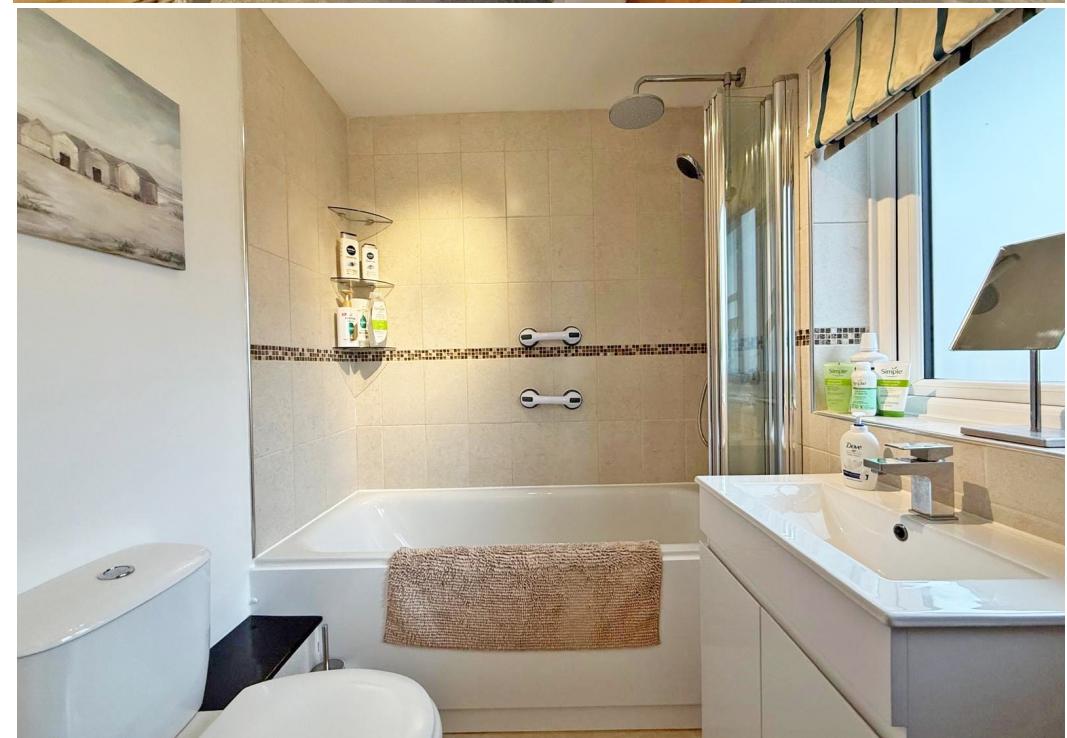
## First Floor

Approx. 31.3 sq. metres (337.1 sq. feet)



Total area: approx. 97.4 sq. metres (1048.2 sq. feet)







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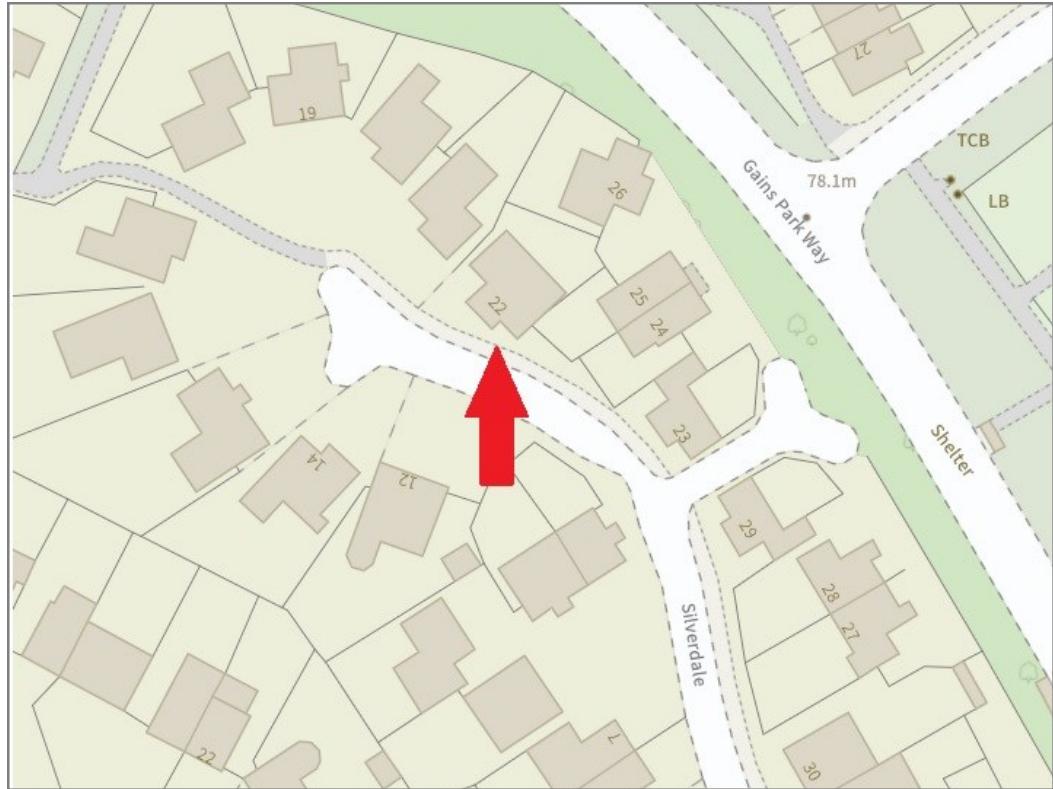
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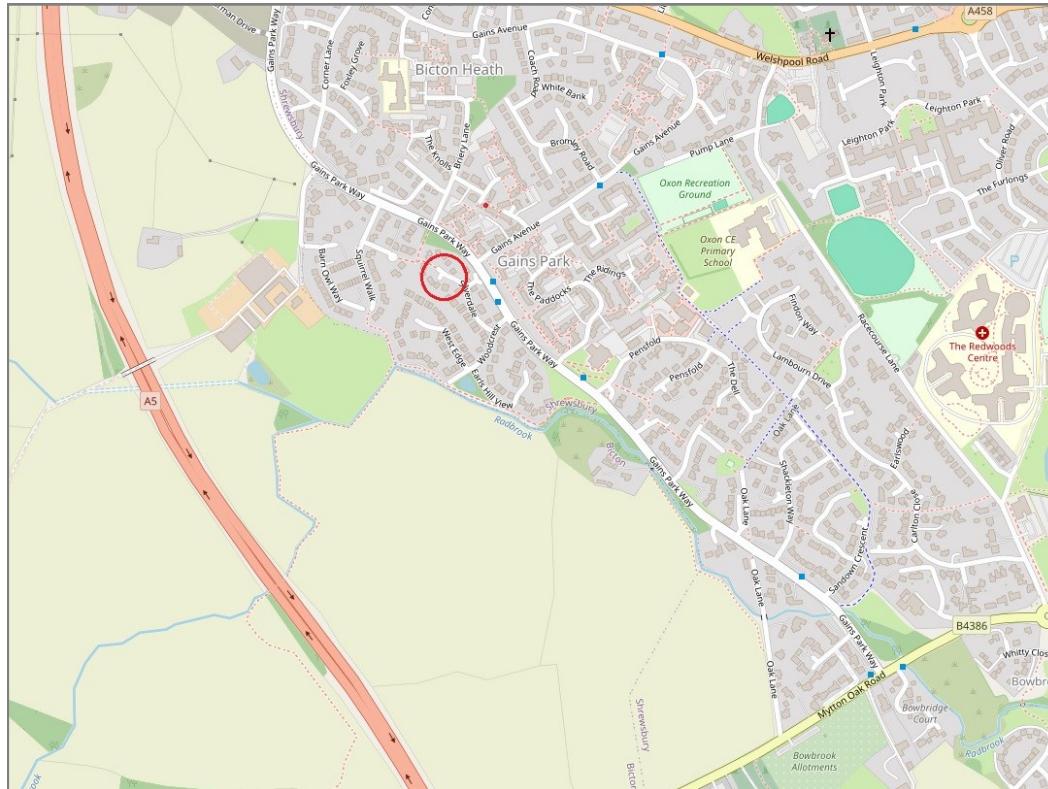
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	TBC
Services	All mains services are connected

 **expert** mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

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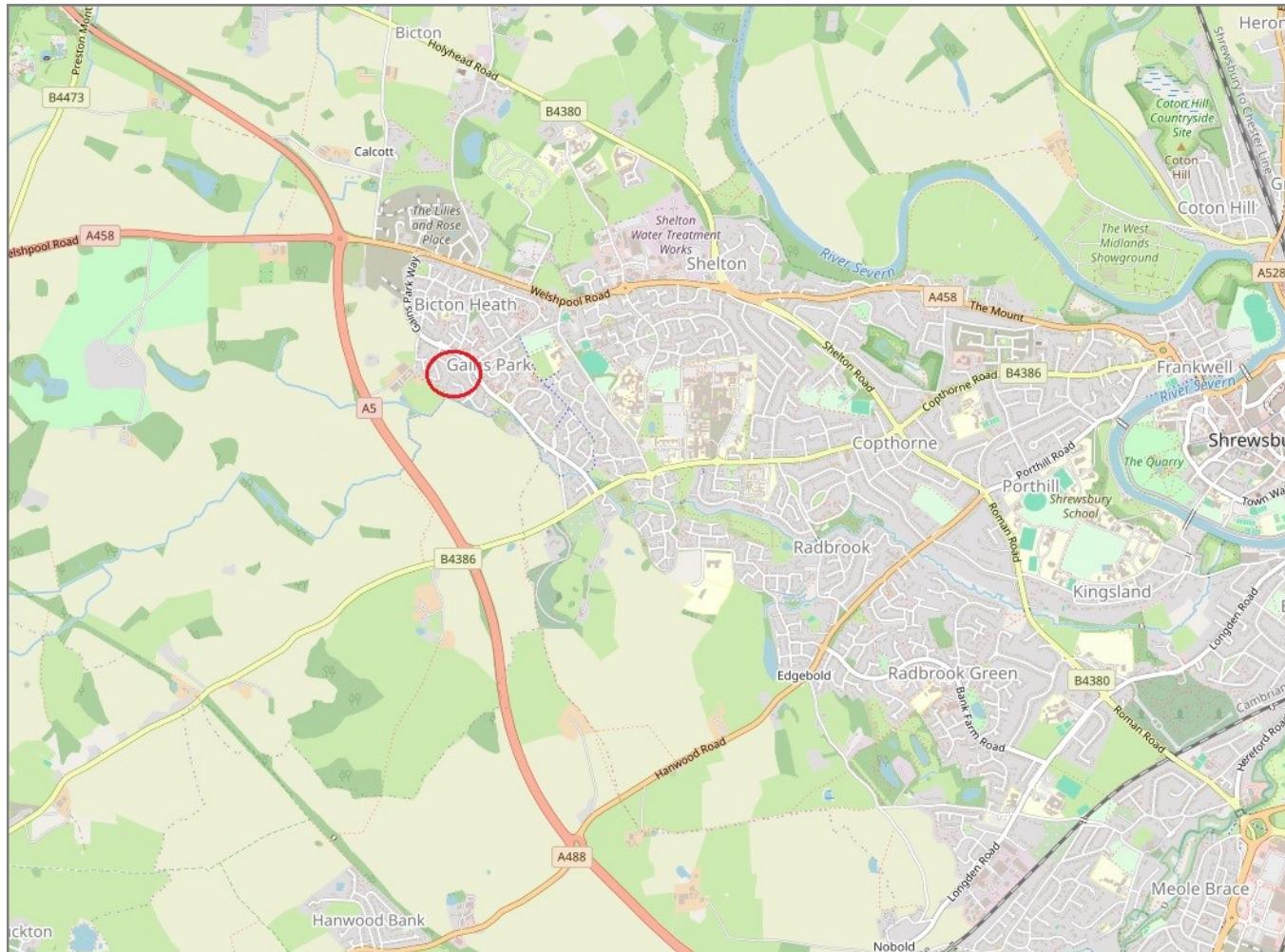


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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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