

FOR SALE

10 Morris Grove, Bicton Heath, Shrewsbury, SY3 5FP



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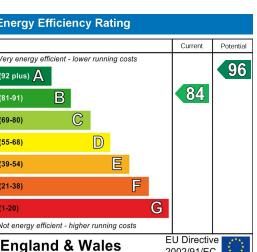
Asking Price £300,000

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An attractive, modern home that is beautifully presented throughout, with south facing gardens.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
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2 Reception
Room/s

3 Bedroom/s

2 Bath/Shower
Room/s

- **Modern home**
- **Large sitting room**
- **Ensuite principle bedroom**
- **Private parking**
- **Family bathroom**
- **South facing private gardens**

DIRECTIONS

From Shrewsbury town centre proceed along The Mount to the Shelton traffic lights, then proceed straight ahead onto the Welshpool road and past the Co-Op supermarket on the right. Just after the right turn onto Shepherds Lane, the development will be identified on the right hand side.

SITUATION

Conveniently situated in a most desirable location on the western fringe of Shrewsbury in a semi rural position. A number of local amenities are available including a Co-Op supermarket, take away food, primary school, pubs, park and ride service and the hospital.

DESCRIPTION

A stylish semi detached home with an open-plan kitchen and dining area designed for practical, modern living, with French doors opening onto the rear south facing gardens creating a bright, light-filled room. A lobby separating the kitchen and the front-aspect lounge, has stairs leading to the first floor. The main bedroom has an en-suite, with a separate family bathroom. There are a further two bedrooms making this an attractive family home.

ACCOMMODATION

ENTRANCE HALL

With doors to:-

GUEST WC

LIVING ROOM

A good sized entertaining and relaxing space, leading to the inner hall which gives access to the staircase and kitchen beyond.

KITCHEN/DINING ROOM

Open plan kitchen with wall and floor units, built in appliances and a good space for a dining area, French doors leading to the rear patio and lawned gardens beyond.

FIRST FLOOR LANDING

BEDROOM ONE

With built in wardrobes, two windows over looking the rear gardens and a door leading to:-

EN-SUITE SHOWER ROOM

With walk in shower, WC and wash hand basin.

BEDROOM TWO

A good size double room over looking the front of the property.

BEDROOM THREE

Can be utilised as a single bedroom or study.

BATHROOM

With panelled bath, WC, wash hand basin and heated towel rail.

OUTSIDE

Private parking down the side of the property with a pedestrian access leading to the front door. To the rear, there are private southerly facing gardens with a patio, perfect for al fresco entertaining and a good size lawned area.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.