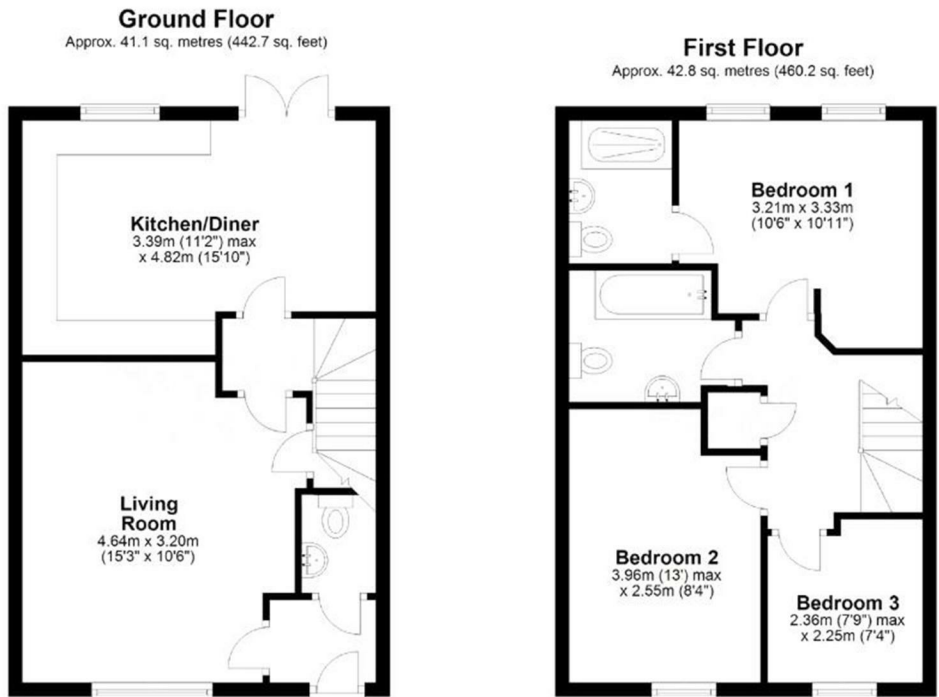


FOR SALE

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



FOR SALE

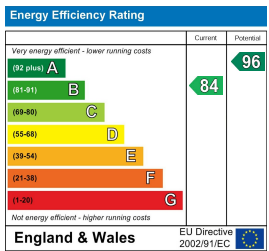
Asking Price £300,000

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

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
E: shrewsbury@hallsgb.com




IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



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.